

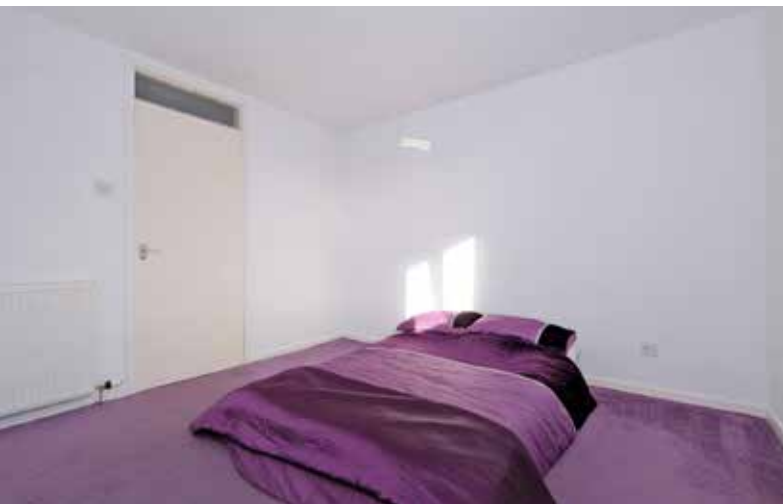


**TF/L, 41 SHAPINSAY COURT
ABERDEEN, AB15 6NG**

**OFFERS OVER
£80,000**

**WELL PRESENTED TWO BEDROOM TOP FLOOR FLAT
WITH COMMUNAL RESIDENTS PARKING**

- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – D



DESCRIPTION

We are pleased to present to the market this generously proportioned two bedroom top floor flat which enjoys pleasant views of the surrounding countryside to the west. Internally the home benefits from extensive storage including a partially floored attic and externally there is a communal residents car park. Located within the popular residential area of Sheddocksley which is served by excellent public transport, the property enjoys a convenient location close to all local amenities.

The accommodation comprises: Entrance hallway with electricity meter cupboard, security door entry handset and extensive built-in storage with a large walk-in cupboard with lighting, hanging rails, shelving, floor storage, gas meter, hatch to partially floored attic and two other built-in cupboards – one of which is shelved and the other which offers floor storage; A generously proportioned lounge enjoys a pleasant westerly aspect through a large window towards surrounding countryside, it offers ample space for soft furnishing and other items of free-standing furniture; Adjacent to the lounge is a dining kitchen which is fitted with a range of white matte base and wall units with contrasting dark worktops and complementing tiled splashbacks, free-standing items to remain comprise of a gas cooker, freezer and a fridge, there is plumbing for washing machine, a wall mounted gas boiler, space for table and chairs and two additional built-in cupboards; There are two spacious double bedrooms which both have space for free-standing furniture; A smart modern bathroom completes the accommodation, it comprises of a bath with a shower above, wash hand basin set in vanity unit with storage beneath, a large built-in shelved cupboard and a window.

Accommodation:

Lounge	4.18m x 3.82m
Dining Kitchen	2.78m x 3.82m
Bedroom One	3.56m x 3.58m
Bedroom Two	3.40m x 3.58m
Bathroom	2.04m x 2.14m
Box Room	2.10m x 1.64m

Outside: Large lockable landing cupboard with windows and lighting is shared with only one other resident. Shared residents car park.

Notes: Items of furniture may be available should the purchaser require. Please also note that there is no factor fee.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travel north on Anderson Drive turning left onto Lang Stracht. Turn left at the traffic lights into Rousay Drive and right at the 'T' junction into Eday Road. Take the third opening on the right into Shapinsay Road, then left into Shapinsay Court.

