



**74 PAPERMILL GARDENS
ABERDEEN, AB24 2PY**

**OFFERS OVER
£123,000**

TWO BEDROOM SECOND FLOOR FLAT WITHIN AN EXCLUSIVE MODERN DEVELOPMENT

- TWO BEDROOMS
- MODERN DEVELOPMENT
- QUIET LOCATION
- VIEWS OF THE RIVER DON
- SHARED RESIDENTIAL PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – B

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DESCRIPTION

We are delighted to bring to the market this two bedroom second floor flat within a modern development in popular Donside area. With neutral décor throughout this property boasts two double bedrooms, lounge with views of the River Don, gas central heating and shared residential parking. Located within close proximity to the University of Aberdeen and pleasant walking routes including Aberdeen Beach, Seaton Park and the River Don. This property would make an ideal purchase for a first time buyer or young family and viewing is highly recommended to appreciate the property and location on offer.

The accommodation comprises: Entrance hallway with two storage cupboards, one houses the gas and electricity consumer units and the second has shelving; Lounge with double aspect and peaceful views of the River Don has space for free-standing furniture and other items of soft furnishings; Kitchen is fitted with light oak base and wall units, complimenting worktops and tile splashbacks; free-standing fridge, washing machine and cooker and cupboard housing the boiler; Two double bedrooms both with free-standing furniture and built-in double wardrobes with hanging rail and shelving; Bathroom completes the accommodation and comprises bath with shower above, W.C., wash hand basin, towel rail and extractor fan.

Accommodation:

Lounge	3.53m x 4.16m
Kitchen	3.08m x 2.39m
Bedroom One	3.31m x 3.64m
Bedroom Two	2.90m x 2.84m
Bathroom	2.33m x 1.98m

Outside: Large courtyard with shared residential parking.

Notes: Factoring payable to Sanctuary and is approximately £25-30 a month (paid bi-annual) and covers communal landscaping, grit, communal street and block lighting, block cleaning, smoke vent testing, dry riser servicing, door entry system servicing.

Area: Papermill Gardens forms part of the new Donside urban village, situated in a convenient location on the outskirts of the city centre and within walking distance of Aberdeen University. The area is well served by local shops and public transport facilities and is convenient for Aberdeen University and offers relatively easy access to the oil related offices at Dyce and Bridge of Don, the Airport and is also convenient for Foresterhill Hospital. The area is close to the River Don where lovely nature walks can be enjoyed.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travelling from the city centre proceed up George Street to Powis Terrace; continue on Powis Terrace to Great Northern Road; then right at the roundabout and down onto St Machar Drive; then left at the lights onto Tillydrone Avenue towards the new third Don crossing, Diamond Bridge, and right onto Papermill Drive. Papermill Gardens is first right.

