



**333 LINKS ROAD  
ABERDEEN, AB24 5DJ**

**OFFERS OVER  
£203,000**

**WE ARE DELIGHTED TO OFFER FOR SALE THIS MODERN AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT LOCATED IN A DESIRABLE AREA NEAR THE CITY CENTRE**

- TWO BEDROOMS
- KITCHEN/DINER
- LOUNGE
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SECURE ENTRY SYSTEM
- GROUND FLOOR
- PRIVATE RESIDENTS PARKING
- EPC RATING – C

James & George Collie Property + Mortgage Agency  
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## DESCRIPTION

We are delighted to the market this modern and spacious two bedroom ground floor apartment neutrally decorated and forming part of a popular modern development close to Aberdeen Beach.

The property comprises: large and welcoming hallway with a wall mounted secure entry handset and two storage cupboards, one housing the electric meter, fuse box and additional storage space, the other with ample storage and high level shelving too; good sized lounge with large windows looking onto the front of the property with plenty of space for lounge furniture; kitchen/diner also looking onto the front of the property with a good range of beech effect wall and base units, black marble effect worktops, stainless steel sink, integrated stainless steel gas hob with electric oven below, integrated fridge freezer, under counter washing machine, boiler is housed in a wall mounted cupboard with boiler within and base unit directly below housing the gas meter; bathroom with a 3 piece white suite, W.C. and sink built in to a vanity unit with a good range of storage space in high and low level cupboards, mains shower over the bath which has tiled splash back; bedrooms 1 and 2 that are good sized double rooms, both neutrally decorated with cream carpets and walls, both with views to the rear of the property and have built-in double wardrobes with mirror sliding doors.

Links Road is within walking distance from Aberdeen city centre and there are an excellent range of facilities along the beach front including cafes, restaurants, an Asda superstore, ALDI, cinema, amusement park, leisure centre, golf course, ice skating and a gym with spa facilities.

## ENTRY

By arrangement.

## VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

## DIRECTIONS

From the east end of Union Street exit onto King Street, turning right at the traffic lights at East North Street and continuing along the Beach Boulevard exiting left onto Links Road and the property is situated on the left hand side on the far corner junction with Urquhart Road. Access to the car park is obtained via Bothwell Road.



BUYING A PROPERTY?  
DO YOU NEED A **MORTGAGE?**

**First Time Buyer**

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**Buy to Let Purchase**

Tel: 01224 581581

for

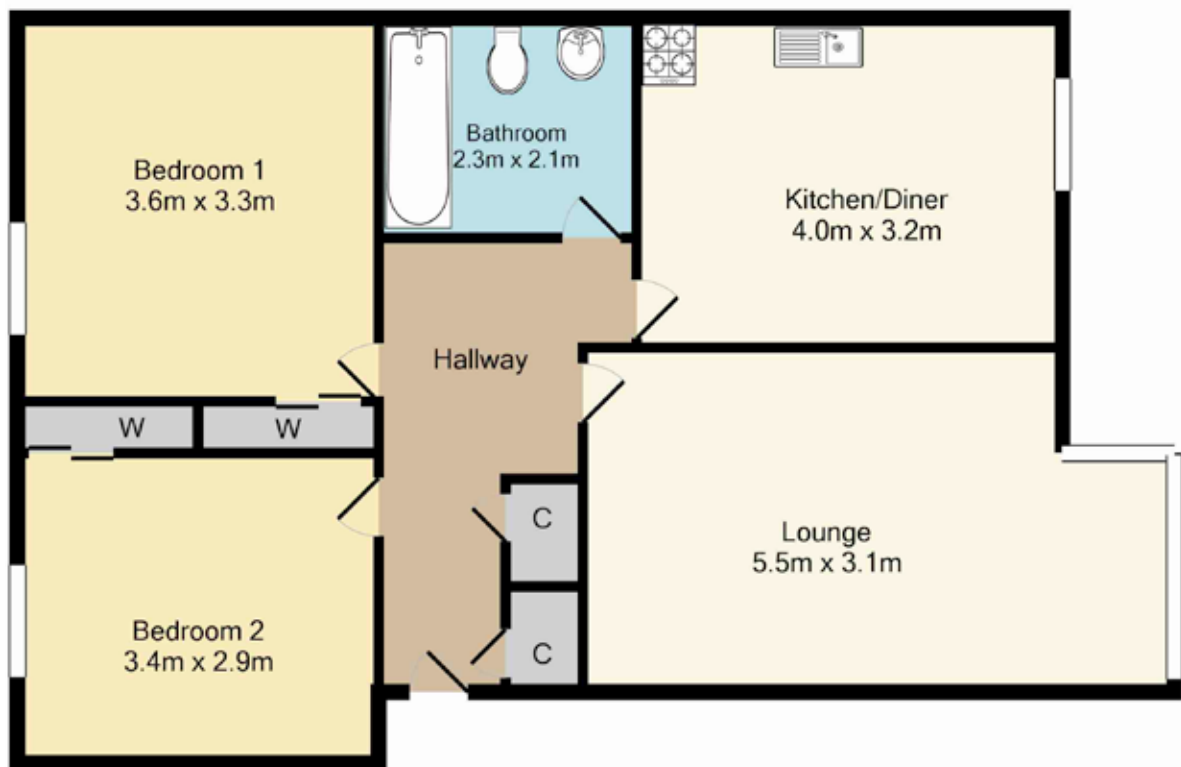
**Independent Mortgage Advice**  
**Appointments not always necessary**

**NO FEE FOR INITIAL CONSULTATION**

WE MAY CHARGE A FEE IN CERTAIN CIRCUMSTANCES  
FOR ARRANGING A MORTGAGE

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS  
ON A MORTGAGE OR OTHER LOANS SECURED ON IT

AUTHORISED AND REGULATED BY THE FINANCIAL SERVICES AUTHORITY



Total Approx. Floor Area 65.4 Sq.M. (704 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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