



**60 MENZIES ROAD
TORRY, ABERDEEN, AB11 9BH**

**OFFERS OVER
£65,000**

**ONE BEDROOM STUDIO FLAT
SITUATED WITHIN THE POPULAR RESIDENTIAL AREA OF TORRY**

- ONE BEDROOM STUDIO
- LOUNGE/KITCHEN
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN GROUNDS
- SHARED DRYING GREEN
- EPC RATING – E

James & George Collie Property + Mortgage Agency
450 Union Street, Aberdeen AB10 1TR Tel: 01224 572777 Fax: 01224 580119
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DESCRIPTION

Excellent opportunity to purchase this top floor studio flat situated within a traditional granite building which is within easy walking distance to the city centre and would be perfect for a first time buyer. Entry to the property is via a secure communal door giving access to the stairs. The accommodation comprises of entrance hallway which houses the electrics which are wall mounted. The kitchen/lounge is bright and spacious and features ample base and wall mounted units with marble effect gloss worktops, tiled splashback and stainless steel sink overlooking a high level double glazed bay window. Free-standing electric hob and oven, fridge freezer, microwave and washing machine (are all included in the sale) and a large built-in storage cupboard. Good sized double bedroom overlooking the front of the property. The bedroom furniture will remain in the property. The shower room has a single shower cubicle with a mains shower, wash hand basin and a W.C.

Outside: To the rear of the building is communal gardens and a drying area. On-street parking.

Torry is a popular residential area to the south of Aberdeen city centre. The area offers a wide range of local amenities including a good selection of shops and pubs as well as a local library. The area is well served by a regular bus service which affords ready access to most parts of the city and it is conveniently placed for the main roads to the north and south of the city. The railway station which is located within Union Square is also close by.

ENTRY

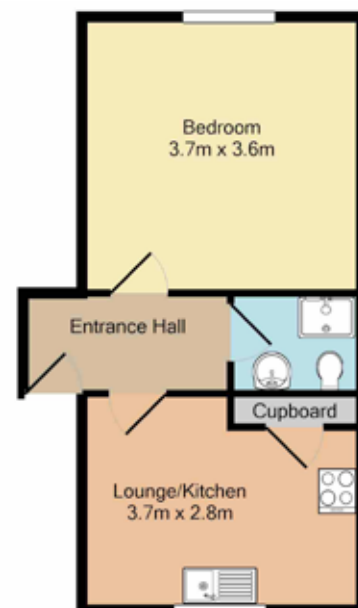
By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From Union Street proceed onto Market Street, continue to the end of Market Street across the Victoria Bridge and take a right onto Menzies Road. Continue along towards the end of Menzies Road and number 60 is on the right hand side.



Measurements are approximate. Not to scale. Illustrative purposes only
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