

11 Viewfield Court, Aberdeen, AB15 7AT

Price Around
£165,000

Under offer

 **2**  **1**  **2**   **69 m²** EPC **C** Council Tax Band **E**



Contact Solicitor

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Features



Garden

Description

We are delighted to offer for sale, this well presented **two bedroom top floor executive flat**, which forms part of a modern development in the sought after west end of the city.

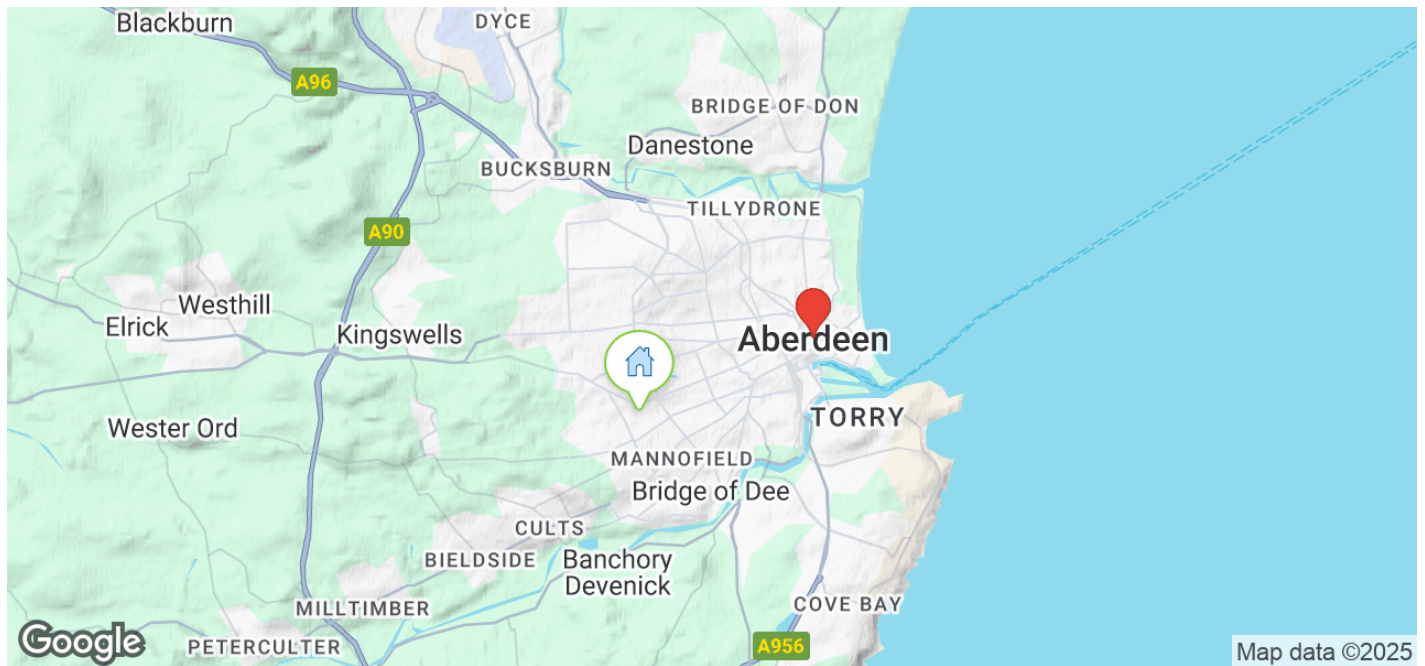
The spacious accommodation comprises, entrance hall with storage, Lounge, dining kitchen, bathroom with shower, master bedroom with en-suite and one further bedroom. Heating is from gas fired central heating and all windows are double glazed. The property is in a corner site which boasts two box-bay windows allowing an abundance of natural light to flow into the apartment. Outside there is an exclusive parking space, visible from the flat and ample visitor spaces. All carpets, floor coverings and kitchen appliances as listed, are included in the sale. Early viewing is highly recommended.

Location Viewfield Court lies in the Seafield area to the west of the City Centre, close to the residential areas of Mannofield, Airyhall and Countesswells. The area is well served by local shops,

library, Community Centre, Health Centre, Medical Practice and Dentist. There is also a variety of local recreational facilities include nearby Johnston Gardens and Hazlehead Park and walkway/cycle path on the former Deeside Railway Line which are within a short distance. There is also a regular public transport service to and from the City Centre and the property is well situated for Anderson Drive which is Aberdeen's main arterial road.

Directions

From the West End of Union Street, turn down left onto Holburn Street, then first right onto Union Grove. Continue ahead, through the lights at St. Swithin Street, and through two roundabouts onto Seafield Road. After a distance turn right onto Viewfield Avenue and Viewfield court is at the end of the road on the right hand side.



Accommodation comprises

Hallway: Inviting L shaped hallway leads to accommodation. Built-in Storage cupboard housing electrical consumer box. Two further storage cupboards, one housing gas boiler and gas meter. Wall mounted secure entry handset. Loft access. Laminate flooring.

Lounge: 4.25 x 3.72m (14' x 12'3) approx. Lounge with box-bay window to the front and outlook over the tree lined street. TV and phone points. Laminate flooring. Smoke sensor.

Dining Kitchen: 4.65 x 2.43m (15'3 x 8') approx. Another bright and airy room with box-bay window and a second window allowing plenty of natural light. Fitted with ample base and wall units with worktop and tiled splashbacks. Stainless steel sink and drainer with mixer tap. 4 ringed gas hob with oven below and extractor hood above. Integrated fridge and freezer, washing machine are to be included in the sale. Plenty of space for free standing dining furniture. TV and phone points. Vinyl flooring. Heat sensor.

Bathroom: Fitted with a neutral coloured site comprising, W.C. with hidden cistern and wash hand basin fitted in vanity unit, bath with mains shower above. Walls tiled to dado height and around shower. Wall cabinet with shaver point insert. Opaque window to the side. Extractor fan.

Master Bedroom: 3.85 x 2.93m (12'8 x 9'7) approx. Well proportioned double bedroom with pleasant aspect over garden and car park. Large walk-in wardrobe with plenty of hanging and shelf space. TV

and phone points. Fitted carpets.

En-Suite: Fitted with a neutral coloured suite comprising, W.C., wash hand basin in vanity unit and shower enclosure with mains shower. Walls tiled to dado height and around shower. Shave point and extractor fan.

Bedroom 2: 3.53 x 2.42m (11'7 x 8') approx. Second bedroom with built-in wardrobes and fitted with mirrored sliding doors. TV point. Fitted carpets.

(Outside)

Landscaped and well tended gardens, maintained by factor. Exclusive parking space, visible from apartment. Ample visitors spaces.

<http://local-solicitors.aspc.co.uk/search-results/property/?id=387495&solicitor=3870>

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