



The Estate

MURPHY &
FORRESTER
ESTATE AGENTS
Est. 2017

Stonehaven Road, Aberdeen
Offers Over £75,000
2 bedroom flat for sale | Freehold **SOLD**

Lower conversion flat
Divided stone villa
Two large double bedrooms
Spacious living room
Kitchen
Outhouses
Large garden plot
Off street parking/driveway for two cars
Fresh neutral decor throughout
Retained period features

This is a really well presented attractive main door flat.

The property occupies the ground floor and has private out door space in the form of a large garden plot and a driveway.

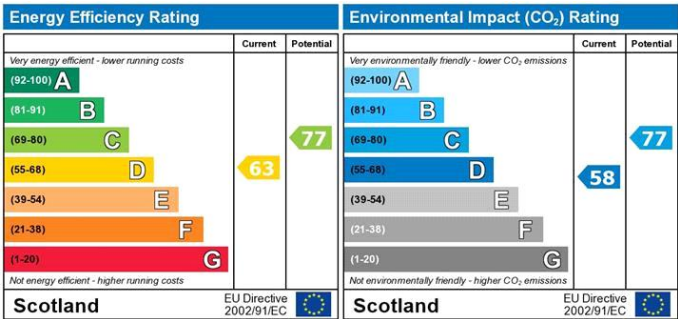
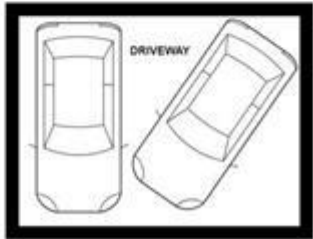
The rooms are all large and spacious - the overall floor area is
There is good storage as well with a large hall cupboard and and outhouse store too.

The houses comprises of;
Entrance vestibule
Hallway
Front bedroom - formerly the main public room with retained ceiling cornice
Rear bedroom another large double room with rear facing window.
Living room with space for sofa and dining table
Kitchen with wall mounted and floor standing units
Bathroom with white suite there is shower over bath basin and WC
Out house 1 with the boiler which was fitted in the last year
Out house 2 is a useful external store
The house has a large garden to the rear which is enclosed on all sides there is also a communal path for access around the side.
At the front there is off street parking in the private driveway.

Council Tax Band: D
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)