

1 URQUHART COURT, 105 URQUHART ROAD, ABERDEEN, AB24 5JP



We are pleased to offer for sale this **EXECUTIVE TWO BEDROOM FLATTED PROPERTY** which is located in a very popular area leading towards Aberdeen Beach. The property has its own car parking space which is accessed through a security gated barrier. Surrounding the flat are very well maintained communal areas.

Entrance to the property is through a communal area which is well maintained and this leads to the front door of the property which in turn leads into the Entrance Hall which provides access to all rooms in the flat.

The large Living Room is on open plan with the living / kitchen space. The modern Kitchen is fitted with a large selection of units and appliances.

The double Bedrooms have windows to the rear and mirrored fitted wardrobes.

There is a large shower in the Shower Room with a three piece suite.

One of the main benefits of the property is the allocated parking space and there is also visitor parking which can be accessed through a car park with security barrier entry.

Location – Urquhart Court provides Executive Apartments with easy access from Urquhart Road where there is a choice of local community shopping. The City Centre is within walking distance. The Apartment is not far from Aberdeen Beach with the Beach Boulevard providing many dining and entertainment venues.

FIXED PRICE £110,000

HOME REPORT VALUATION

£125,000



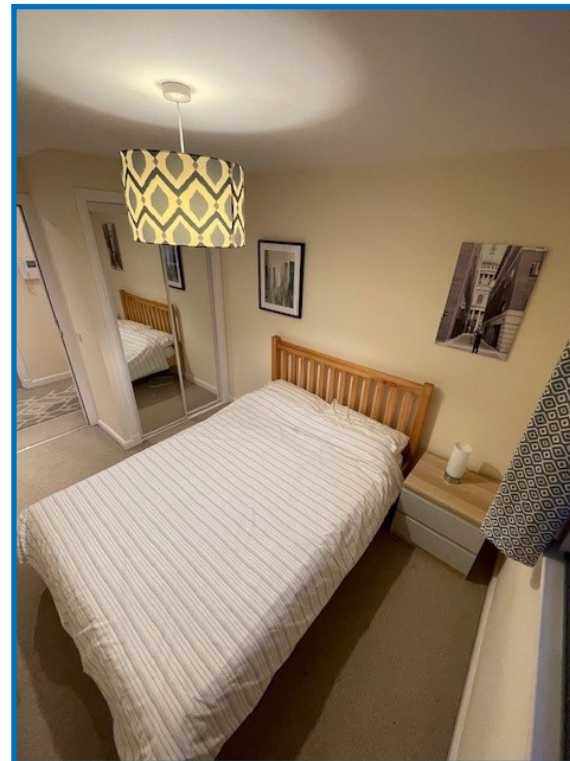
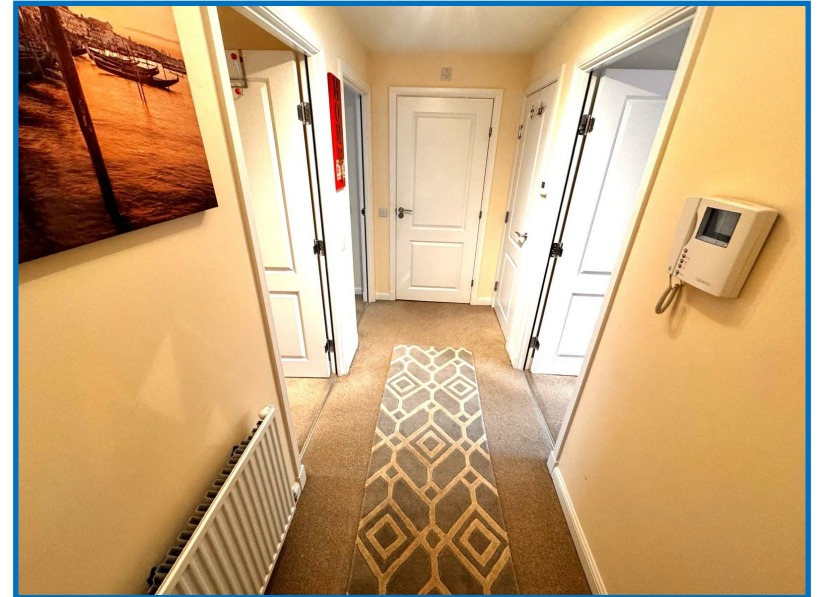
MurdochMcMath&Mitchell
Solicitors & Estate Agents

The Accommodation Comprises:

Hallway – Measuring 3.73m by 1.34m or thereby and provides access to all accommodation. There is an Entry Communication Telephone. A radiator. Usual smoke alarms. Triple spotlight. Large walk in cupboard with hanging rail and meter box. All rooms lead off the Hallway.

Bedroom One – Measuring 3.55m by 2.44m or thereby

This room has a window to the grassed areas at the rear of the property. There is a fitted wardrobe with mirrored doors and a radiator.



Bedroom Two – Measuring 3.52m by 2.92m or thereby

This Bedroom has a window to the rear overlooking the grassed areas outside. There is a fitted wardrobe with mirrored doors and a radiator.



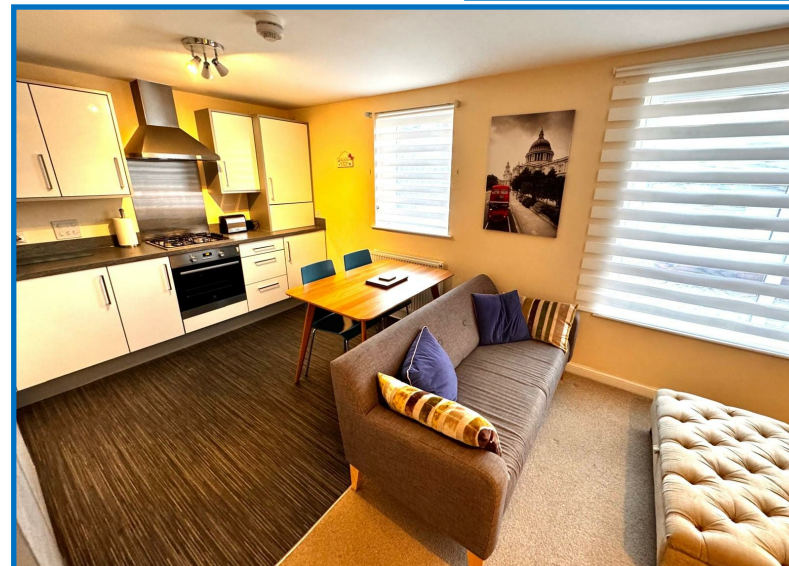
Shower Room – Measuring 2.23m by 1.88m or thereby

The Shower Room has a large fitted shower with wet walling. There is a W.C., wash hand basin, radiator, mirror and medicine cabinet. The Shower Room has linoleum flooring.



Living Room / Kitchen on open plan – Measuring 4.24m by 6.11m or thereby

The open plan living area and kitchen has two large windows overlooking Urquhart Road. The kitchen area has a fully fitted range of wall and base units with modern worksurfaces. Large radiators. Triple spotlight. Gas hob with extractor. Fitted washing machine. Large fitted fridge and freezer. Stainless steel sink and drainer with mixer tap.



FEATURES

- **GROUND FLOOR FLAT**
- **TWO BEDROOMS**
- **ALL WHITE GOODS INCLUDING GAS COOKER AND EXTRACTOR, WASHING MACHINE AND FRIDGE / FREEZER INCLUDED IN THE SALE**
- **ALL CARPETS, CURTAINS AND LIGHT FITTINGS ARE INCLUDED IN THE SALE**
- **FULL DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **THERE IS A FACTOR OF THE PROPERTY AND THE CURRENT CHARGE IS £78.00 PER MONTH WHICH COVERS CLEANING, MAINTENANCE AND PAINTING. ADDITIONAL CHARGES ARE MADE IF SUBSTANTIVE REPAIRS ARE REQUIRED.**
- **COMMUNAL BIKE STORE**
- **WELL PRESENTED COMMUNAL AREAS INTERNALLY AND EXTERNALLY**

Viewing: By Arrangement with subscribers

Price Guide: Fixed Price £110,000

Entry: By Mutual Arrangement



While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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