90 Anderson Avenue, Aberdeen, AB24 4NF
Offers In The Region Of £104,000

Open House
estate agents















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Offers In The Region Of £104,000
Council Tax Band: B

BEAUTIFULLY PRESENTED THREE BEDROOMS SELF CONTAINED MAISONETTE!!
Located in a quiet yet convenient location in the Hilton area, this bright three bedroom top floor maisonette is situated within a block of only four properties. Further benefitting from Gas Central Heating, Double Glazing and ample space throughout, this particular property presents an ideal home for first-time buyers, student purchasers and letting investors given the accessibility that the property offers to Aberdeen University and Foresterhill Hospital.

The property comprises of a welcoming entrance hall, lounge, three good sized bedrooms, one of which benefits from built in wardrobes, bathroom with a white three-piece comprising shower over bath, wash hand basin and a WC.

Early viewing is highly recommended to appreciate this lovely apartment.

All white goods are included in the sale. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow.

Lounge
15'6" x 11'3"
Stunning room of generous proportion with large windows ensuring room is flooded with natural light.

Kitchen
6'2" x 9'7"
Fitted kitchen with a range of base units and washing machine. Integrated appliances include fridge freezer, oven and microwave.

Bedroom 1
8'0" x 11'5"
Double bedroom benefiting from built in wardrobe with hanging and shelving space

Bedroom 2
10'3" x 10'5"
Another good-sized bedroom with wardrobe.

Bedroom 3
13'7" x 11'10"
Double bedroom on the top floor flooded with natural light

Bathroom
8'0" x 5'1"
Spacious bathroom, fitted with a three piece suite comprising shower over bath, w.c and wash hand basin.

Reception / Dining Area
13'0" x 11'10"
Dining / reading / reception area on the top floor, flooded with natural light.


CDA









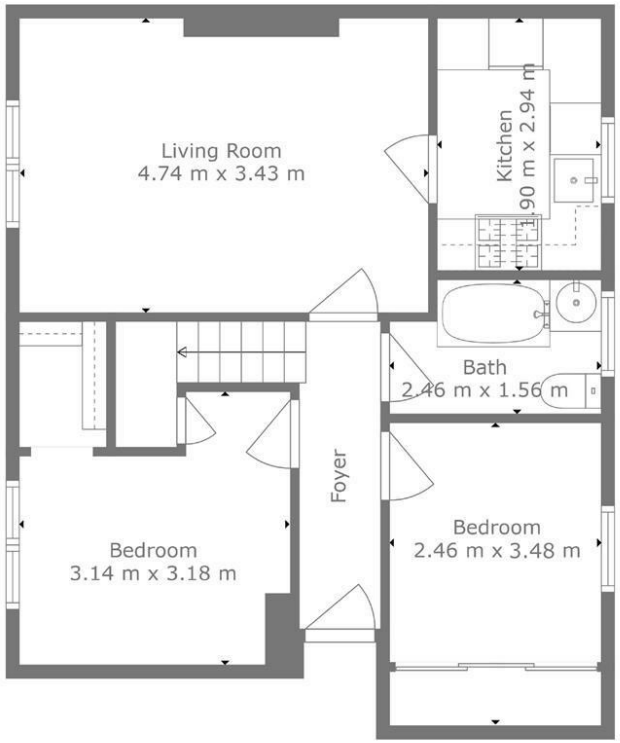




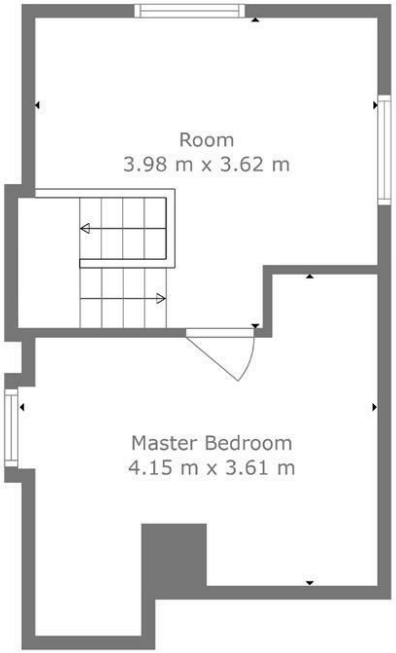


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Floor 1



Floor 2

TOTAL: 70 m2
FLOOR 1: 52 m2, FLOOR 2: 18 m2
EXCLUDED AREAS: LOW CEILING: 9 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



