



84 Corrennie Circle, Aberdeen
Aberdeenshire AB21 7LL
Asking price £114,950

Simple Approach are delighted to welcome this spacious and well presented flat in Corrennie Circle to the Aberdeenshire residential market. This substantial 3 Bed Flat has recently been refurbished to the highest standards and provides comfortable modern living across one floor. Set in a peaceful location within the popular residential area of Dyce and comprising of a bright and spacious lounge, a modern stylish fitted kitchen, three good size bedrooms and a stunning bathroom suite with shower over bath facility. This property due to its good size and sought-after location lends itself to a wide range of buyers and would be an ideal purchase for any first time buyer or buy to let investor looking for a well-located home in move-in condition throughout, which only viewing will confirm to the purchaser.

Entrance Hall

15'6" x 4'10" (4.74 x 1.49)

Lounge

17'7" x 11'7" (5.36 x 3.54)

Kitchen

11'6" x 10'6" (3.53 x 3.21)

Bedroom

9'6" x 7'6" (2.92 x 2.29)

Bedroom

11'4" x 8'9" (3.47 x 2.69)

Bedroom

9'5" x 7'10" (2.89 x 2.39)

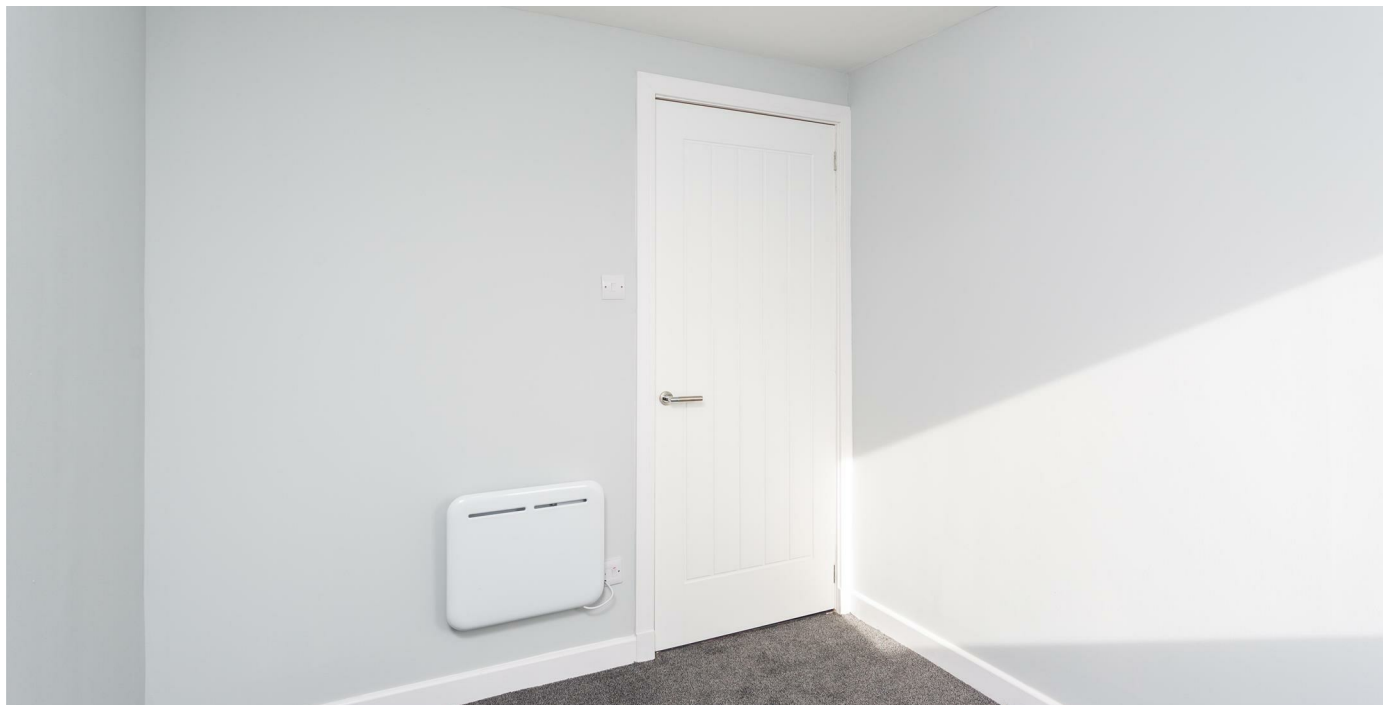
Bathroom

5'10" x 6'5" (1.78 x 1.98)

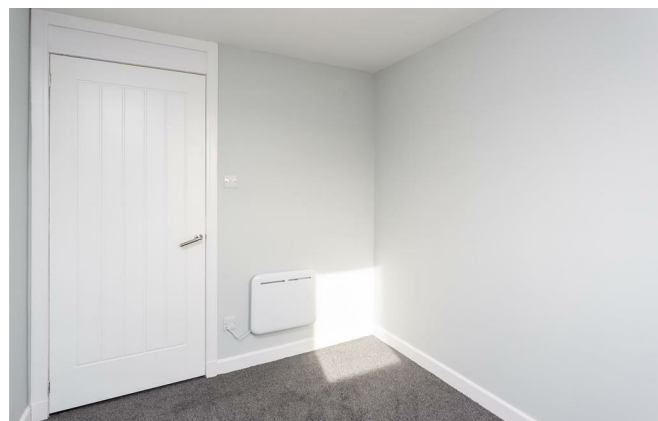
Location

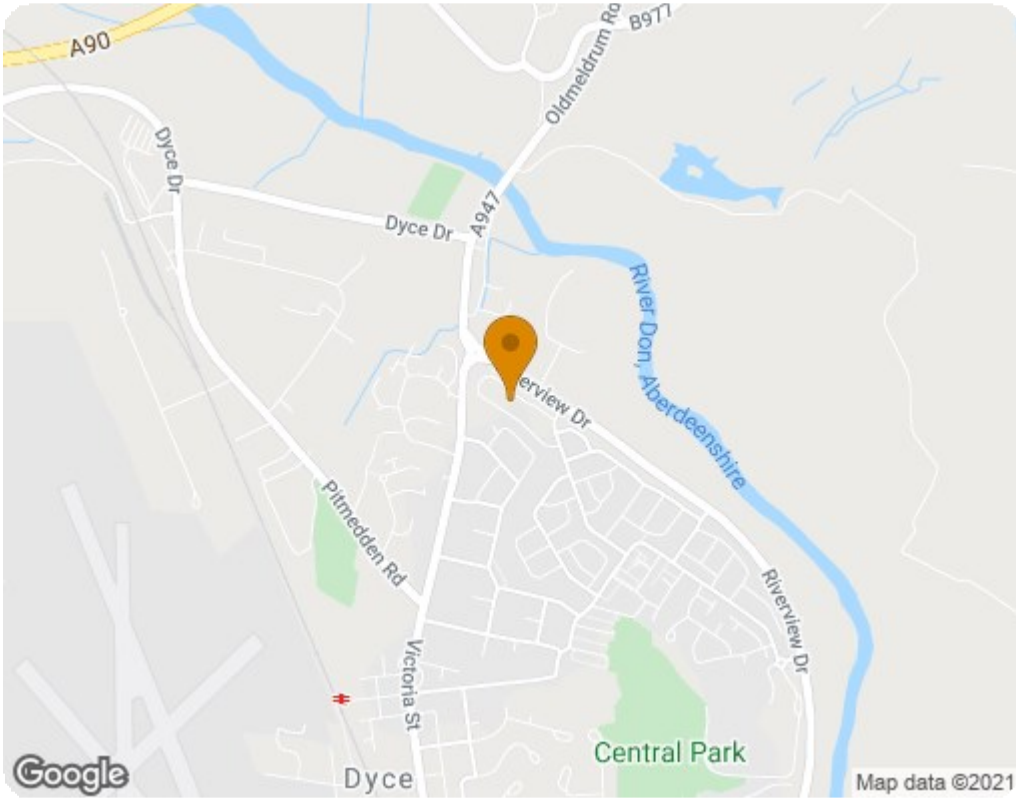
Set within the popular residential area of Dyce. Nearby amenities are available as well as good local schooling options.





- Three Good Size Bedrooms
- Refurbished Throughout
- Stylish Modern Fitted Kitchen
- Ample On Street Parking
- Stunning Bathroom Suite
- Secure Entry System





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		66
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC