

FOR SALE



Sunnybank Place , Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £110,000



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- 2 Bed Self Contained Flat
- Gas Central Heating
- Large Communal Space
- Double Glazing
- Local Amenities Close by



STYLISH SUNNYBANK PLACE! Click on virtual tour! Spacious, two bedroom, ground floor flat is available for sale in the Kittybrewster area of Aberdeen. It is just a stones throw away from pure gym, ideal for any gym buffs. Not to mention the proximity to Aberdeen University and with-in easy walking distance to the city centre of Aberdeen. This peaceful and quiet street is ideal for students or professionals.

Discover the Vibrant Lifestyle of Kittybrewster! Kittybrewster is a bustling hub brimming with convenience and connectivity. With a PureGym and McDonald's just a stone's throw away at the Kittybrewster Retail Park. Located close to the city centre, it's an ideal spot for commuters and city explorers alike. Why Kittybrewster Stands Out:

- A fantastic range of local amenities right on your doorstep.
- Within easy walking distance of Aberdeen University – perfect for students and staff.
- Regular bus services to get you wherever you need to go.
- Walkable access to two major retail parks: Kittybrewster and Berryden.
- Seamless connections to business hubs such as Bridge of Don, Dyce, Tullos, and Altens.
- Excellent local primary and secondary schools nearby for families.



LOUNGE A bright and spacious lounge with a large front-facing window that fills the room with natural light. The space features wood-effect flooring, neutral decoration and a modern inset fireplace, creating a warm and welcoming area ideal for relaxing or entertaining.

BEDROOM 2 A well-proportioned second bedroom with stylish wood-effect flooring and a generous window creating a bright and airy feel. Ideal as a guest room, home office, or additional bedroom, offering flexible use to suit your needs.

KITCHEN A bright kitchen with a back-facing window overlooking the garden, filling the room with natural light. It offers generous worktop space, white cabinetry, and wood-effect flooring, along with a range cooker and space for appliances. The layout feels open and functional, ideal for everyday cooking.

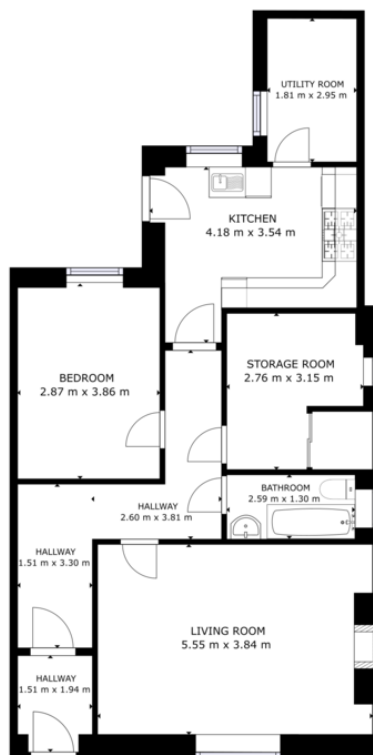
UTILITY ROOM A practical utility room providing additional worktop space and storage, ideal for laundry and household organisation. Finished with wood-effect laminate flooring and a window allowing natural light in, it serves as a useful extension to the kitchen area.

BEDROOM A bright and spacious double bedroom featuring wood-effect laminate flooring and a large window that fills the room with natural light. The space offers ample room for furnishings and provides a comfortable, relaxing atmosphere.

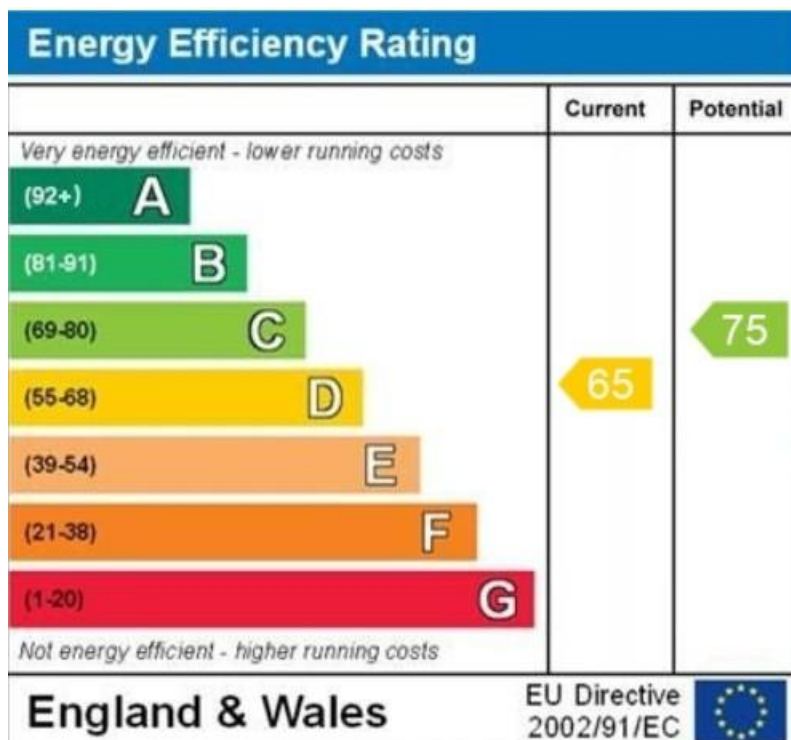
BATHROOM A well-presented bathroom fitted with a full-sized bath, washbasin, and WC. The frosted window allows natural light while maintaining privacy, and built-in shelving provides handy storage. Finished in neutral tones for a simple and tidy look.







GROSS INTERNAL AREA
FLOOR 1: 83.89 m²
TOTAL: 83.89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Aberdeen

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