

FOR SALE



Polmuir Road, Ferryhill, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment




- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Double Glazing
- Local amenities nearby
- LARN: 1905074

PERFECT POLMUIR! Click on VIDEO WALK-THROUGH Located in the sought-after Ferryhill area, this well-presented two-bedroom apartment which offers comfortable and contemporary living within easy reach of the city centre. The property features well-proportioned accommodation throughout, making it an ideal choice for professionals, first-time buyers, or investors alike. Benefiting from a convenient location close to local amenities, transport links, and green spaces, this apartment combines practicality with an attractive residential setting.

Ferryhill is a thriving urban hub with a wide variety of shops, restaurants, and a busy nightlife all within walking distance. There are fantastic public transport links to all areas of the city, and the bus and train stations are situated here for easy out-of-town travelling.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Area features include:

- City centre shopping centres and shops
- Wide variety of restaurant options
- Proximity to Aberdeen's nightlife
- Within walking distance to the City Centre.



ENTRANCE HALLWAY The welcoming entrance hallway provides an excellent first impression, offering access to the main living areas of the apartment. Finished in neutral tones, with a practical built-in storage cupboard, ideal for coats, footwear, and general household items. This well-proportioned hallway enhances the overall sense of space and functionality within the property, setting the tone for the comfortable accommodation throughout.

LOUNGE The bright and well-proportioned lounge offers a comfortable and welcoming living space, enhanced by neutral décor and soft carpeting throughout. A large window allows for excellent natural light while providing a pleasant outlook. The room is centred around an attractive feature fireplace, creating a natural focal point and adding character to the space.

KITCHEN The well-appointed kitchen is fitted with a range of attractive wall and base units, complemented by generous worktop space and tiled splashbacks. Integrated and freestanding appliances include an oven with hob and extractor hood, sink with drainer, washing machine and dishwasher, providing excellent practicality for day-to-day living. The room also benefits from space for a dining table, making it ideal for both cooking and casual dining. Neutral flooring and soft-toned wall finishes create a bright and inviting environment, with a window allowing in natural light.

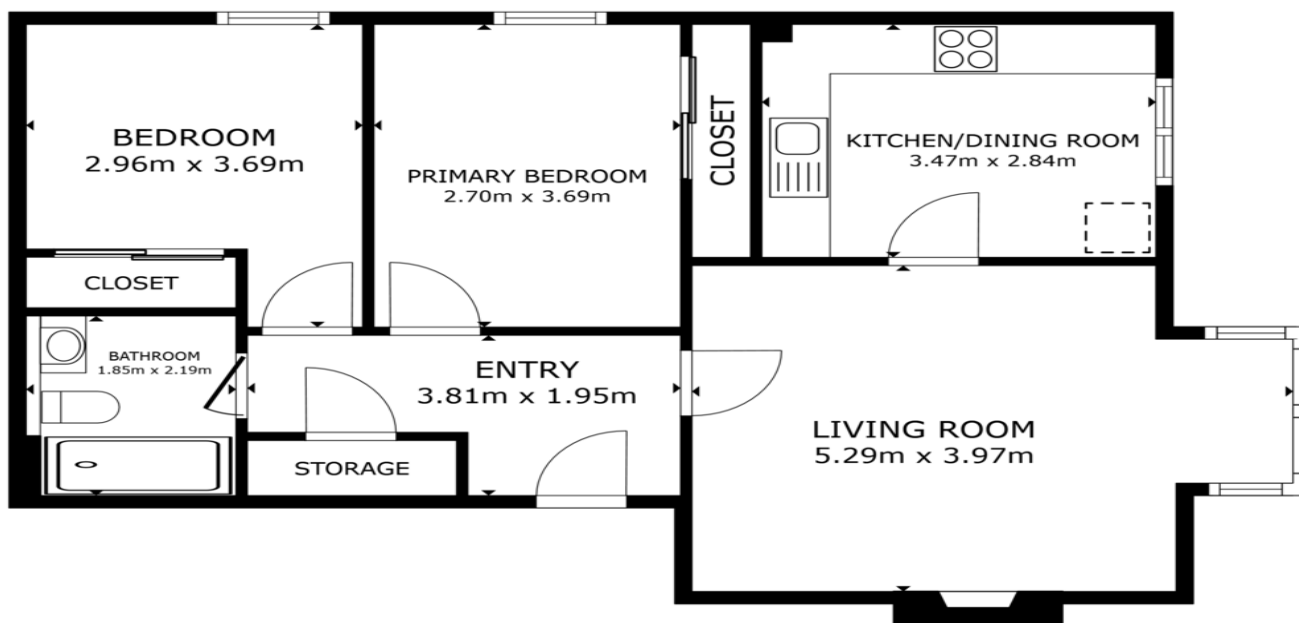


BEDROOM ONE The generously sized double bedroom offers a calm and comfortable retreat, finished in neutral décor with soft carpeting throughout. The room can easily accommodate a double bed along with additional freestanding furniture, while a window provides natural light and a pleasant outlook. Further benefits include fitted mirrored wardrobes for all your storage needs making this an ideal bedroom for a range of buyers.

BEDROOM TWO The second bedroom is another well-proportioned room, ideal for use as a guest bedroom, home office, or study. It could easily accommodate a double bed and if required freestanding furniture. Its flexible layout makes it perfect for a variety of needs, appealing to both homeowners and investors alike.

BATHROOM A stylish, modern bathroom finished with full tiling and a sleek walk-in shower. The space is decorated in neutral tones, creating a bright and calming feel. A contemporary round, light-up feature mirror adds a touch of luxury, while the modern toilet and sink are complemented by a practical under-sink storage cupboard, offering both style and functionality. Perfectly designed for everyday comfort with a high-end finish.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 64.2 m²
TOTAL : 64.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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