

FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

Contact Details

Forbes Property
68 Broad Street
FRASERBURGH
AB43 9AS.

tel. 01346 517 124

fax. 01346 517 125

Email. enquiries@forbesproperty.co.uk

Scottish Letting agent registration no: LARN1905004

23 GORDONS MILLS ROAD ABERDEEN AB24 2YR

OFFERS OVER £65,000



We are pleased to offer for sale this spacious 2 bedroom split level ground floor flat. 23 Gordons Mills Road would be the perfect purchase for a small family, couple or investor.

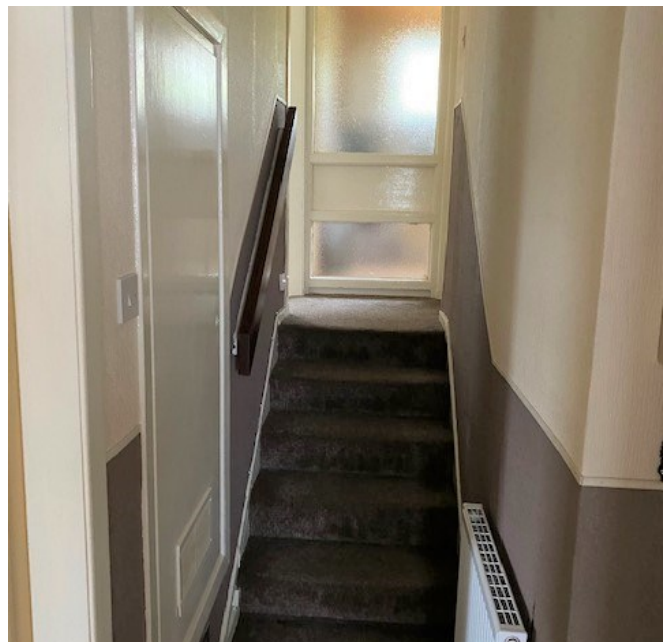
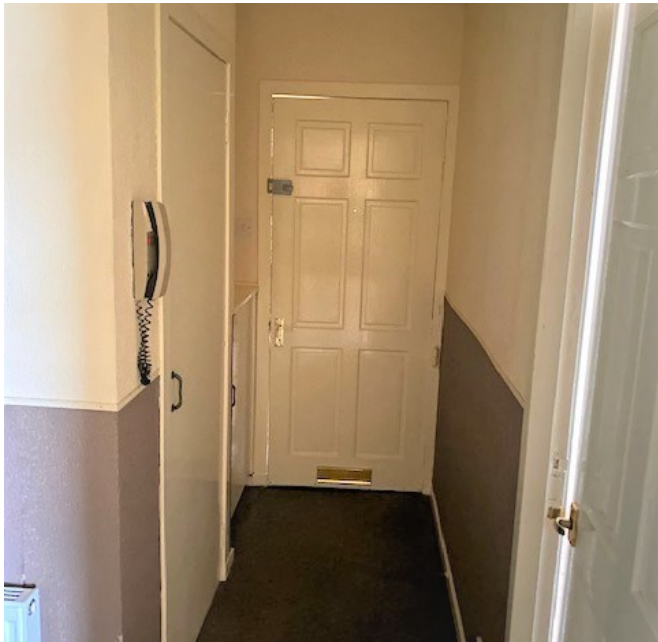
Entrance to this property is gained from off the street and through the security door. The front door of the property is located to the left when entering the building. Access to the rear garden of the property can be gained by continuing up the steps leading from the front door and through the rear door of the communal hallway. This flat comprises of Ground floor—Entrance hallway, bedroom 1&2. Upper level—lounge, bathroom and kitchen.

The open rear garden comprises of lawn and a washing line, which you can see from the large living room window.

Benefits from UPVC double glazing and gas central heating. EPC Rating: D
Located within the residential area of Tillydrone/Hayton, Aberdeen just 2 miles north of Aberdeen City Centre. Close to local amenities, kids' play park, bus transport route, schools, pharmacy and medical Centre

Entrance Hallway (3.08m x 2.23m)

The entrance hallway is a L-shaped hallway and leads to bedroom 1&2, a small set of stairs which leads to the bathroom and living room. There is a large walk-in shelved storage cupboard, another large storage cupboard, a small unit which holds the electric meter and fuse box, radiator, brown carpet throughout and 2 ceiling spotlights.



Bedroom 1 (3.50m x 3.32m)

A street view facing, ample size double bedroom. This bedroom comprises of brown carpet, ceiling light, radiator and power sockets.



Bedroom 2 (4.32m x 3.54m)

Bedroom 2 is a good-sized double bedroom with a side-view window. Comprises of: wooden sliding door built-in wardrobes, beige carpet, 2 ceiling spot light, Venetian blinds, radiator and ample power sockets.



Lounge (4.88m x 3.48m)

A spacious lounge with plenty natural light flowing through the large floor to ceiling window. Lounge leads through to the kitchen. Comprises of: Brown carpet, 2 spot ceiling light, radiator, power sockets and television point.



Kitchen (3.07m x 2.93m)

A ample size rear view kitchen which comprises of: light wooden wall and base units, grey worktops, wooden flooring, Logic combi 30 boiler, Sterling white integrated oven, Whirlpool white integrated hob, integrated extractor fan, white tiles around worktops, large storage cupboard, radiator and plenty power sockets.



Bathroom (2.07m x 1.95m)

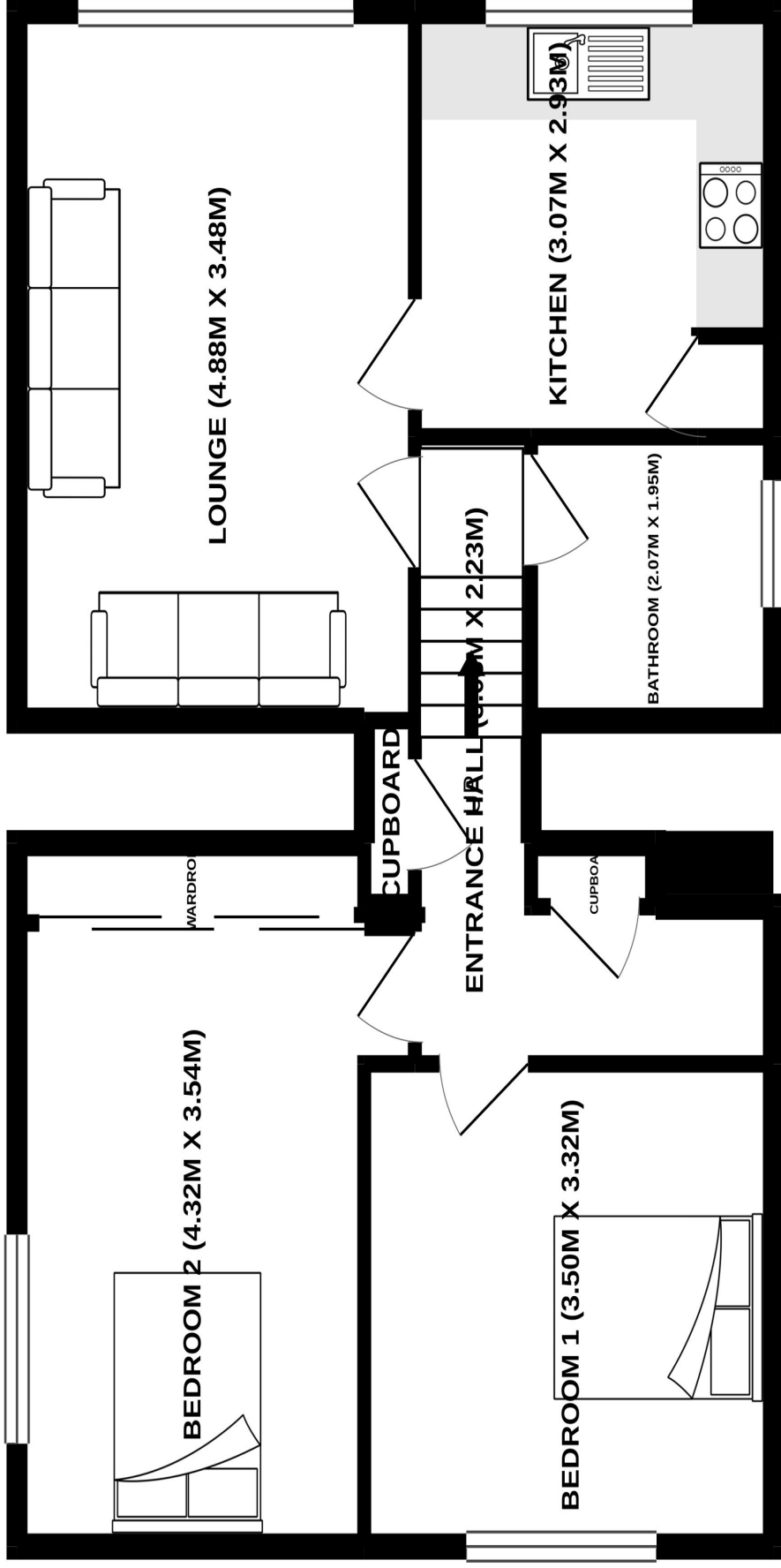
Located just off the hallway. Bathroom has a 3 piece white bathroom suite with a Triton electric shower and glass shower screen over the bath, frosted glass window, cream sparkle wet wall around bath and sink, ceiling light, black wooden tiles and radiator.



Rear Garden



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions are not guaranteed. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

INCLUDED IN THE SALE

All flooring, blinds, built-in appliances.

Viewings: Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

Offers: Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

Mortgages: Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

You can find all of our properties at www.forbesproperty.co.uk