



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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440 AUCHMILL ROAD ABERDEEN AB21 9NN

OFFERS OVER £80,000



We are pleased to offer for sale this 3 bedroom attic floor spacious flat. Ideal for investors as property is currently tenanted and ideal as a family home.

440 Auchmill Road comprises of—Entrance hallway which leads to bedroom 1,2 & 3, Kitchen, shower room and lounge.

Entrance to this property can be gained from the side of the house, round the rear of the property, up the step's, through the voice controlled security door and into the communal entrance.

Benefits from gas central heating and UPVC framed double glazed windows. EPC Rating:
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440 Auchmill Road is located in a popular and established residential location developed in a variety of property types within Bucksburn. There are local amenities and bus transport route stops within a reasonably short distance of this property.

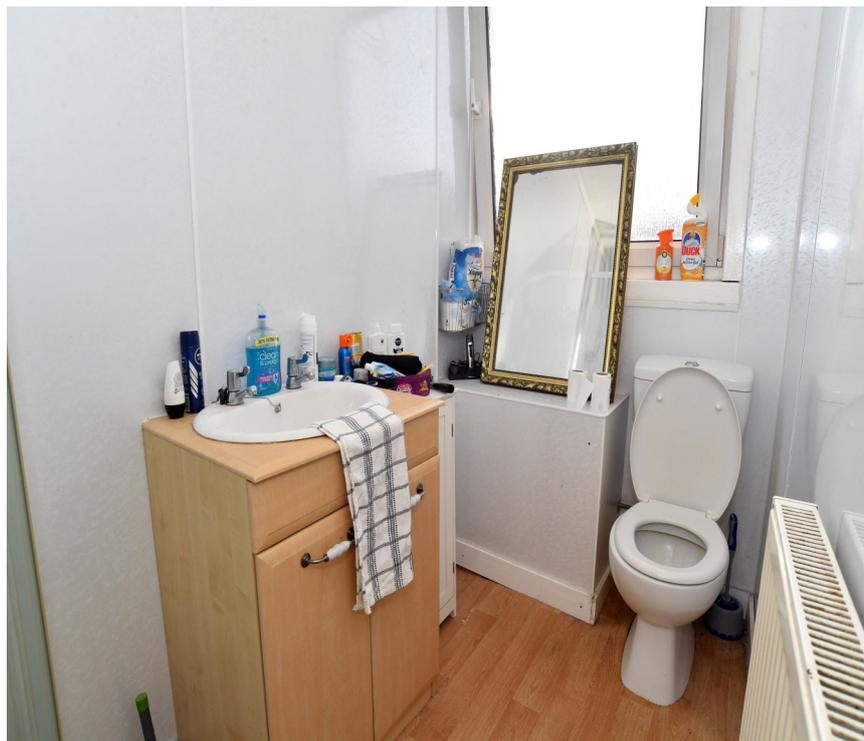
Entrance Hallway (4.79m x 4.45m)

Entrance hallway has two sections to it as you enter through the front door. To the right leads to—3 Bedrooms. To the left leads to—Shower room, Kitchen and Lounge. Electricity meter and fuse box is located in box in hallway. There is a large window that allows plenty of natural light to flow through the hallway. It also has grey laminate wooden flooring, 3 ceiling lights, storage cupboard and radiator.



Shower Room (2.83m x 1.48m)

Shower room comprises of: 2 piece white suite, corner glass shower enclosure, Gainsborough electric shower, white wet wall panels around all walls, wooden flooring, wooden under sink storage cabinet and window with frosted glass.



Kitchen (3.76m x 2.35m)

The kitchen has a rear street view out the ample size window. Kitchen comprises of: Wooden wall and base units, black marbled worktops, integrated stainless steel Lamona oven and hob, integrated cooker extractor fan, white panel splashback on wall behind cooker, stainless steel sink, power sockets and wood effect linoleum.



Lounge (5.59m x 3.80m)

A very spacious lounge with a street view out of the 2 windows. This room comprises of: stone feature fireplace, 1 small and 1 large window, 2 ceiling lights, brown carpet, power sockets and radiator.



Bedroom 1 (3.84m x 3m)

This is a double bedroom with a rear view out the window. There is a beige carpet, ceiling light, radiator and power sockets.



Bedroom 2 (3.87m x 3m)

Another double bedroom with a street view. This bedroom comprises of: Beige carpet, ceiling light, radiator, and power sockets.

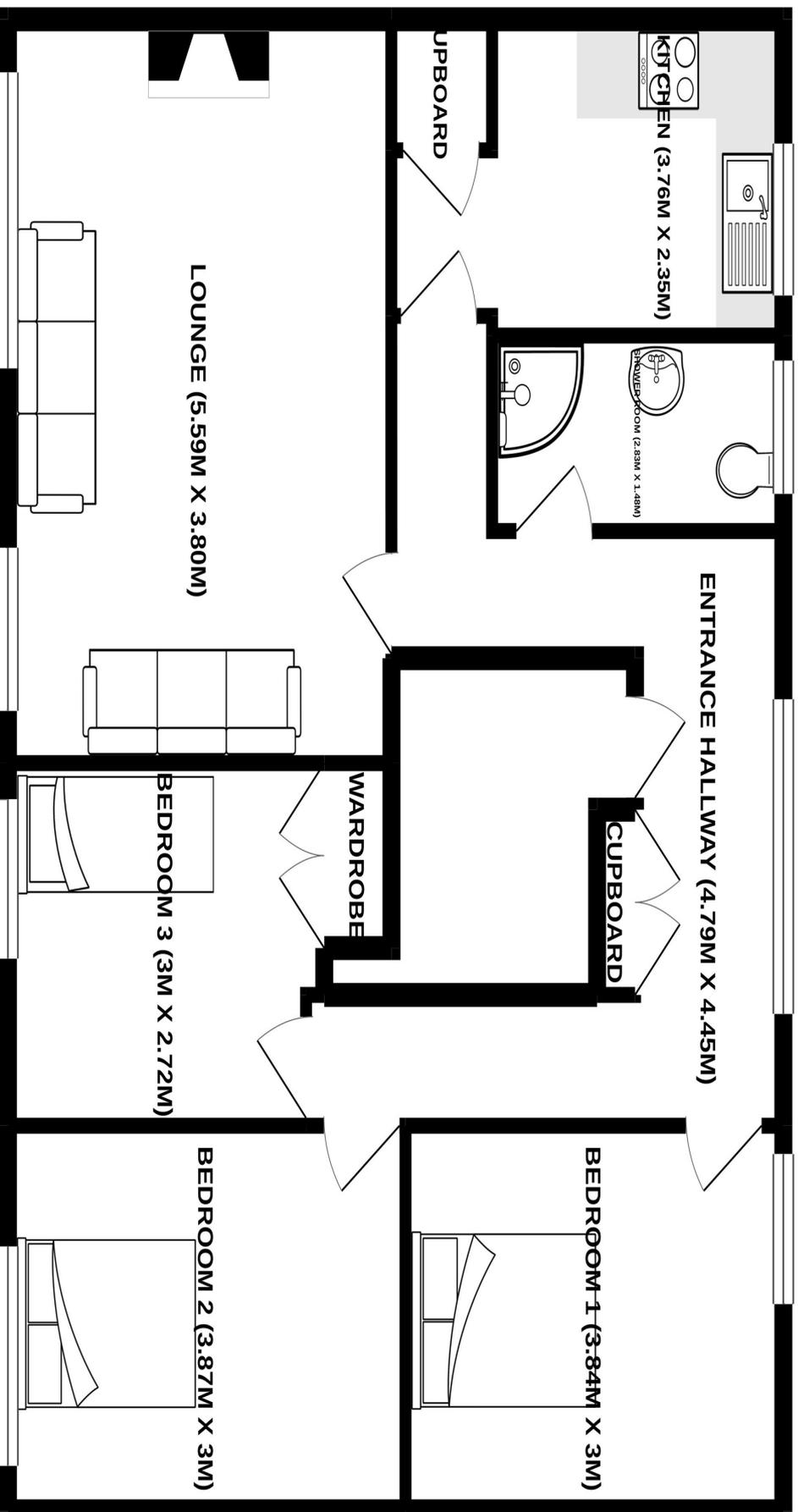


Bedroom 3 (3m x 2.72m)

A single bedroom with a street facing view. This bedroom comprises of: Beige carpet, double built-in wardrobes, ceiling light, radiator and power sockets.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sizes shown are approximate and should be used as a guide only. Measurements are as to their operability or efficiency can be given. Made with Metropix ©2020

INCLUDED IN THE SALE

All flooring, blinds, built-in appliances sheds.

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