



90 Fonthill Road, Aberdeen, AB11 6UL

Property **Features**

- Stylishly presented, generously proportioned and in a great city centre location. These are just some of the qualities of this two double bedroom first floor flat which forms part of a traditional granite building with the communal areas protected by a security entry system. Truly ready to move into, the subjects enjoy contemporary décor complemented by quality floor coverings and have a particularly light and airy atmosphere due in part to the large windows and generous proportions of the rooms.

Property **Summary**

Upon entering, there is a spacious L-shaped hallway with great built-in storage, the lounge/dining room has corner aspect windows and a feature fireplace while the dining kitchen is well fitted and has space for a table and chairs. The main bedroom has excellent built-in storage, there is a good sized second bedroom and the centrally set bathroom

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Upon entering, there is a spacious L-shaped hallway with great built-in storage, the lounge/dining room has corner aspect windows and a feature fireplace while the dining kitchen is well fitted and has space for a table and chairs. The main bedroom has excellent built-in storage, there is a good sized second bedroom and the centrally set bathroom completes the accommodation of this appealing property.

Outside, the communal garden is well tended and there is a locking external store suitable for bikes and outdoor equipment.

Communal Hall: The communal hallways are protected by a security entry system, well maintained and from the entrance hall a door gives access to the rear garden. On the half landing, there is a locking cupboard to which the property has a one half share. At the top of the building a staircase rises to a large communal loft.

Hall: 5.33m x 1.08m (17'5" x 3'6") approx. Upon entering, there is the main hall area which has two decorative feature alcoves with downlighters and built-in cupboard below. There is a tall built-in cupboard with coat hooks for outdoor wear. With neutral décor and carpeting, there is a further hall creating a L-shaped hallway 4.60m x 1.12m (15'1" x 3'7") approx. providing a welcoming and spacious entrance.

Lounge/Dining Room: 4.58m x 4.28m (15'0" x 14'0") approx. A most stylish lounge with a large window to Fonthill Road and a feature tall corner window all enjoying open southerly aspects creating a bright and airy atmosphere. A lovely focal point is the fireplace with black surround, brass detail and inset coal effect gas fire. There is a high ceiling with plaster cornice, deep skirting and a ceiling rose. Ample space for soft furnishings and for a small table and chairs if required.

Dining Kitchen: 4.40m x 2.67m (14'5" x 8'11") approx. With a tall window to the side and fitted with white high gloss wall and base units incorporating drawer units, co-ordinating worktops with white splashback tiling and a stainless steel sink with drainer and mixer tap. There is an arched display recess with cupboard below and space for a table and chairs. Decorated in contemporary tones 'storm cloud', this attractive kitchen has quality floor coverings. The gas fired central heating boiler is located within one of the cupboards.

Double Bedroom: 4.40m x 4.23m (14'5" x 13'10") approx. With a relaxing atmosphere decorated in calm tones with light grey carpeting. A tall window to the side affords natural light and excellent storage is provided by the range of built-in wardrobes and drawer units. There is a further tall built-in cupboard providing further storage.

Double Bedroom: 3.78m x 2.88m (12'4" x 9'5") approx. Overlooking the front and decorated in dark teal tones, this well proportioned bedroom has ample space for free standing bedroom furniture. There is a high ceiling with traditional plaster cornice and deep skirting.

Bathroom: 3.44m x 1.39m (11'3" x 4'6") approx. Fitted with a white suite comprising P-shaped shower/bath with glazed shower screen and shower bar, along with extensive tiling which continues to dado height throughout the room. There is a pedestal wash hand basin with mixer tap and w.c. Decorated in dark sage green tones, there is quality floor covering and an air extractor. Ceiling downlighters.

(Outside)

The fully enclosed communal rear garden is laid to grass and there is a locking store suitable for bikes and outdoor equipment that is exclusive to the property.

It is possible to apply to Aberdeen City Council for two parking permits for which a fee is payable.

(Other Information)

Gas fired central heating. Timber double glazing. Communal security entry system. Due to the shape of the building all measurements were taken from mid point in each room.

Map

