



112 Links View, Linksfield Road, Aberdeen, Aberdeenshire, , AB24 5RL

Property Features

- Forming part of an established residential development in a popular area with easy accessibility to the city centre this well proportioned two bedroom flat would be an ideal purchase for a first time buyers, student purchasers or letting investors.

Property Summary

The property enjoys the benefits of electric heating, double glazing and security entry and has an allocated parking space and is within a building for which there is a factoring arrangement. The carpets and other floor finishes, blinds, light fittings and the integrated and freestanding white goods in the Dining/Kitchen are all to be included in the price.

Price
**Price reduced to
£89,000**

Speak with our Sales Adviser Today to Arrange a Viewing!

OAKLEAF HOMES
Older homes backed by Barratt.

www.oakleafhomes.co.uk

01358 741 333

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. *Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

The property enjoys the benefits of electric heating, double glazing and security entry and has an allocated parking space and is within a building for which there is a factoring arrangement. The carpets and other floor finishes, blinds, light fittings and the integrated and freestanding white goods in the Dining/Kitchen are all to be included in the price.

Hall: Hall with storage/cloak cupboard, airing/linen cupboard, smoke alarm, telephone for security door locking system, stainless steel track with four halogen lights.

Lounge: 4.75m x 3.53m (15'7" x 11'7") approx. Nicely proportioned bright airy Lounge in a quiet location with an outlook towards Aberdeen beach, stainless steel curtain pole, TV point.

Kitchen: 3.40m x 3.35m (15'2" x 11') approx. Spacious fitted Dining/Kitchen with base and wall units and coordinating work surfaces with tiling above, integrated Four Ring Ceramic Hob with Electric Oven below and concealed Extractor above, Proline Fridge and Freezer below worksurfaces, further freestanding Indesit Fridge/Freezer and Washer/Drier, track with four halogen lights, vinyl flooring and ample space for dining.

Bedroom: 3.40m x 2.92m (15'2" x 9'7") approx. Double Bedroom to front with double fitted wardrobe with shelf, hanging space and two sliding mirror doors, stainless steel curtain pole, wooden blind.

Bedroom: 4.54m x 2.61m (14'11" x 8'7") approx. Second double Bedroom to front with fitted wardrobe with shelf and hanging space, wooden blinds.

Shower Room: Shower Room with white suite with W.C and W.H.B with large mirror behind, shower tray set into an aqua panelled shower area with fitted thermostatic shower and glazed shower door and screens, extractor fan, vinyl flooring.

(Outside)

Allocated parking space. Visitors parking.

Map

□