



**29 Cruickshank Crescent, Aberdeen,
Aberdeenshire, , AB12 5LB**

Price
**Price reduced to
£47,500**

Property Features

- Located within a popular and well-established residential area of Kincorth on Aberdeen's south side, this appealing first-floor flat is ideally positioned for a wide range of local amenities. The property is well served by gas central heating and double glazing.

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Property Summary

The accommodation comprises a spacious, light-filled Lounge, a sunny rear-facing Kitchen, a generous Double Bedroom and a contemporary Shower Room. To the rear, there is a large shared garden along with an exclusive section belonging to the flat. Entry is via a partially glazed wooden door into a neutrally decorated Hallway with fitted carpet. Two convenient storage cupboards are located here—one housing the electric meter and switchboard, and the other a shelved cupboard offering excellent storage. To the front, the Lounge enjoys open views across the city through a double window. Pr...

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To the front, the Lounge enjoys open views across the city through a double window. Presented in neutral tones, it benefits from superb natural light and provides ample space for a variety of furniture layouts. The rear-facing Kitchen is fitted with cherry oak-effect wall and base units, contrasting worktops and tiled splashbacks. There is space for a freestanding washing machine, and the freestanding gas cooker is included in the sale. An adjoining Utility Room provides further space for white goods, a shelved larder, and houses the boiler.

Across the Hall, the well-proportioned Double Bedroom also enjoys an open outlook towards the city and features neutral décor along with a fitted double wardrobe. Completing the accommodation is the Shower Room, fitted with a corner shower enclosure with panelled walls, a Mira Go electric shower, wash hand basin, WC and an opaque rear window. The flat further benefits from a secure private store on the communal landing, providing additional useful storage.

Offering bright, low-maintenance accommodation, the flat represents an excellent opportunity for first-time buyers or buy-to-let investors.

Hall: 3.10m x 1.20m (10'2" x 3'11") approx.

Lounge: 5.10m x 3.30m (16'9" x 10'10") approx.

Kitchen: 2.80m x 2.10m (9'2" x 6'11") approx.

Utility Room: 2.30m x 1.40m (7'7" x 4'7") approx.

Double Bedroom: 3.99m x 2.80m (13'1" x 9'2") approx.

Shower Room: 1.97m x 2.10m (6'6" x 6'11") approx.

(Outside)

The flat enjoys communal garden grounds with shared drying areas and well-kept lawns, in addition to its own exclusive garden area. Ample on-street parking is available to the front.

Map

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