



**74 Urquhart Court, 105 Urquhart Road,  
Aberdeen, Aberdeenshire, , AB24 5JS**

Price  
**Offers over  
£100,450**

### Property Features

- We are pleased to present to the market for sale this attractive two-bedroom apartment, set within the popular Urquhart Court development in the Aberdeen Beach area. The property is well serviced by gas central heating and is fully double glazed.

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### Property Summary

The accommodation comprises a welcoming entrance hallway with storage, a spacious lounge with large windows allowing natural light to flood the room, and a well-proportioned dining kitchen located just off the lounge. The kitchen is fitted with a variety of base and wall units with coordinating work surfaces. The principal bedroom offers lovely views over Aberdeen Beach and benefits from mirrored built-in wardrobes. The second double bedroom would be ideal as a guest room or home office for those working remotely. Completing the accommodation is the bathroom, which is fitted with

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Lounge: 3.09m x 4.43m (10'2" x 14'6") approx.

Kitchen: 2.93m x 3.35m (9'7" x 11'0") approx.

Bedroom: 3.55m x 2.48m (11'8" x 8'2") approx.

Bedroom: 2.93m x 3.53m (9'7" x 11'7") approx.

Bathroom: 2.11m x 1.90m (6'11" x 6'3") approx.

**(Outside)**

The development is well maintained by the factor PMC for a monthly fee of approximately £75, which includes gardening, maintenance of all communal areas and a common buildings insurance policy. The property also benefits from an allocated parking space within the secure, barrier-operated car park, as well as shared visitor parking spaces.

## Map

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