



**4 FROGHALL VIEW
ABERDEEN AB24 3JG**

**OFFERS OVER
£95,000**

SPACIOUS ONE BEDROOM APARTMENT

- ENTRANCE HALLWAY
- LOUNGE
- FULLY FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- CLOSE TO CITY CENTRE



We are delighted to offer for sale this spacious, quality ONE BEDROOM APARTMENT which has just been completely redecorated and refurbished situated in a purpose built development within walking distance of both Aberdeen city centre and Aberdeen University's main King's College campus. The property has been repainted, new carpets have been fitted and a new kitchen and bathroom installed. The apartment has many attractive features including a bright and airy lounge with two large windows, a modern, newly fitted kitchen with white goods included in the price, a bedroom with built in storage and a newly installed bathroom with modern three piece suite and instant shower. The apartment has the modern conveniences of Electric Heating, Full Double Glazing and Security Entry and of particular note is the private resident's car parking.

Froghall View is within easy walking distance of Aberdeen University's King's College Campus. Aberdeen city centre is also within easy reach and locally there are a variety of shopping and other facilities including good public transport links and a Morrison's and Sainsbury's superstores, both within walking distance.

DIRECTIONS

From the Mounthooly roundabout exit onto Mounthooly and turn left into Kings Crescent. Follow the road along into its continuation into the Spital and turn left into Froghall Terrace. Turn first right into Froghall View and number 4 is located a short distance along on the left hand side.

ENTRANCE HALLWAY

The main door opens into the Hallway from which the main accommodation is accessed off. There is a newly laid carpet, a modern central light fitting and security entry handset. Panel heater. Built in shelved storage cupboard and additional built in airing cupboard.

LOUNGE (15'6" x 11'10" approx.)

Freshly decorated bright and airy lounge with two full length windows to the rear giving views over the north of the city. Newly fitted carpet. Panel heater. Television and telephone points. Central halogen light fitting. Sliding door leads into the kitchen.

FULLY FITTED KITCHEN (5" x 6" approx.)

Newly installed modern kitchen with a range of beech fronted base and wall units with brushed steel handles and contrasting dark worktop surfaces, tiled above. One and a half bowl stainless steel sink with mixer tap and drainer. Built In Oven, Four Ring Ceramic Hob with matching splashback and stainless steel Extractor Canopy above. Fridge/Freezer and Washing Machine included in the price. Window to front with roller blind. Wood effect vinyl flooring, central halogen light fitting and wall mounted warm air heater.

DOUBLE BEDROOM (1'11" x 9'4" approx.)

Good sized double bedroom located to the rear of the property. Newly fitted carpet, central halogen light fitting, window to rear, panel heater. Ample storage provided by way of the built in wardrobe.

BATHROOM

Newly installed bathroom featuring a white three piece suite consisting of w.c., wash hand basin and bath with Mira Sprint instant shower above and shower screen. Walls tiled around bath and shower. Shaver socket. Circular wall mounted mirror. Extractor fan, triple halogen light fitting and warm air heater. Wood effect vinyl flooring.

OUTSIDE

Private resident's car parking. Security entry. Understair storage cupboard.

VIEWING

Contact 07590 712030 or Selling Agents 01224 572777