

**SECOND FLOOR LEFT 17 SUMMERFIELD TERRACE,
ABERDEEN, AB24 5JB**

This well presented **two double bedroom flat** with gas central heating and double glazing is offered for sale. Located just off King Street, within walking distance of the city centre, Aberdeen University, the beach front, and numerous amenities this tastefully decorated property is suitable for a first time buy or investment purchase. Recent upgrades to the dining kitchen and bathroom, as well as fresh decor make this a most attractive property, and excellent value for money. With UPV Double glazing and gas central heating throughout, accommodation includes a hallway, ample lounge, substantial dining kitchen overlooking the garden, 2 double bedrooms, and bathroom.

Viewing is highly recommended

Location The property is within easy walking distance of the city centre and its associated amenities. Aberdeen Beach is on the doorstep with a wide range of leisure activities including a swimming pool, ice rink and cinema. Coastal walks can be enjoyed along the beach or the nearby nature reserve. Regular public transport to various parts of the city is readily available nearby.

Accommodation comprises: Hall, Lounge, Two bedrooms, Bathroom with bath & shower.

Hall (1.23 X 5.26m 4' x 17'3"):

Bright and airy hall, smoke alarm, electric & gas meter cupboard.

Lounge (3.73 X 4.08m 12'3" x 13'5"):

Well-proportioned lounge with outlook to the front of the property. Built in electric fireplace and "storage wall" including TV bracket

Dining Kitchen (3.7 X 3.8m 12'2" x 12'6"):

Well-equipped with full range of units at eye and base level finished in light wood with contrasting stone effect worktops. Built-in stainless steel electric oven, electric hob and extractor. Plumbed for washing machine. Sink with mixer tap. Tiled splashback.

Bedroom 1 (3.73 X 2.67m 12'3" x 8'9"):

Well-proportioned bedroom with outlook to the rear of the property. Built in wardrobes and cupboards provide extensive hanging and storage space.

Bedroom 2 (3.73 X 2.6m 12'3" x 8'6"):

Further good sized bedroom with outlook to the front of the property.

Bathroom (1.45 X 2.69m 4'9" x 8'10"):

Three piece white suite. Shower above bath (off mains). Extractor fan.

Outside:

Shared storage cupboard on half landing.

Shared loft for storage, combi boiler also located in the loft.

Well-maintained, shared garden to rear.

On-street parking, subject to obtaining residents permit from Aberdeen City Council.