



589 Clifton Road,  
Aberdeen AB24 4EN



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A bright spacious self-contained upper floor apartment situated in a popular residential area. This property is within easy reach of the city centre offering access to shops, restaurants, leisure facilities and other attractions. This property would make an ideal first time buy or buy to let investment.

Accommodation comprises spacious lounge to the front with large windows allowing in plenty of natural light, fitted kitchen with a range of wall and floor units, two double bedrooms and a fitted bathroom suite with shower over the bath.

To the exterior there is on street parking available to the front of the property. To the rear of the property there is a private garden area as well as a shared drying green.

### Directions

Starting from the City Centre, travel along George Street and onto Powis Terrace. Continue ahead at traffic lights and take a left at the Northern Hotel. Continue along towards the end of Clifton Road.

### Area Description

Clifton Road is located to the north of the city and is particularly convenient for the office and industrial complexes situated at Bridge of Don and Dyce. Within the area there is a variety of amenities including local shops, primary and secondary schools. The city centre with its wealth of amenities is only a short distance away as is Old Aberdeen and Aberdeen University. An easy walk from the property are three lovely city parks providing idyllic walks and recreational activities.









## Accommodation

Lounge	4.7m x 3.56m	(15'5" x 11'8")
Kitchen	2.1m x 1.93m	(6'11" x 6'4")
Master Bedroom	3.45m x 3.02m	(11'4" x 9'11")
Bedroom 2	3.45m x 2.67m	(11'4" x 8'9")
Bathroom	2.34m x 1.47m	(7'7" x 4'8")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix copyright 2011.

For more information or to register your interest, please contact:

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## Agent's Note

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