



*Spacious three-bedroom double upper self-contained apartment in a desirable location close to the city centre*



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Located in a popular residential area of Aberdeen is this exceptionally spacious three-bedroom property. 217 Clifton Road is presented to the market in an immaculate walk-in condition and has the added bonus of a current HMO Licence (House of Multiple occupancies). The property with its accommodation spanning two floors has been maintained to a satisfactory standard. It boasts many features and fresh neutral décor throughout.

# THE LOUNGE



The lounge is large with stairs leading to the upper floor where you have a huge attic conversion with its own staircase and two large Velux windows, a fantastic space for an additional lounge, games room or home office. A door from the lounge also leads to the kitchen with ample base and wall-mounted units with contrasting work surfaces.

# THE ATTIC ROOM



# THE KITCHEN





The three generously proportioned bedrooms either have fitted wardrobes or space for multiple stand-alone units and there is also a centrally located modern shower room. The property further benefits from full double glazing and gas central heating. With its fantastic central location, this property would suit a professional couple or an exciting buy-to-let investment. Early viewing is a must and is highly recommended.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





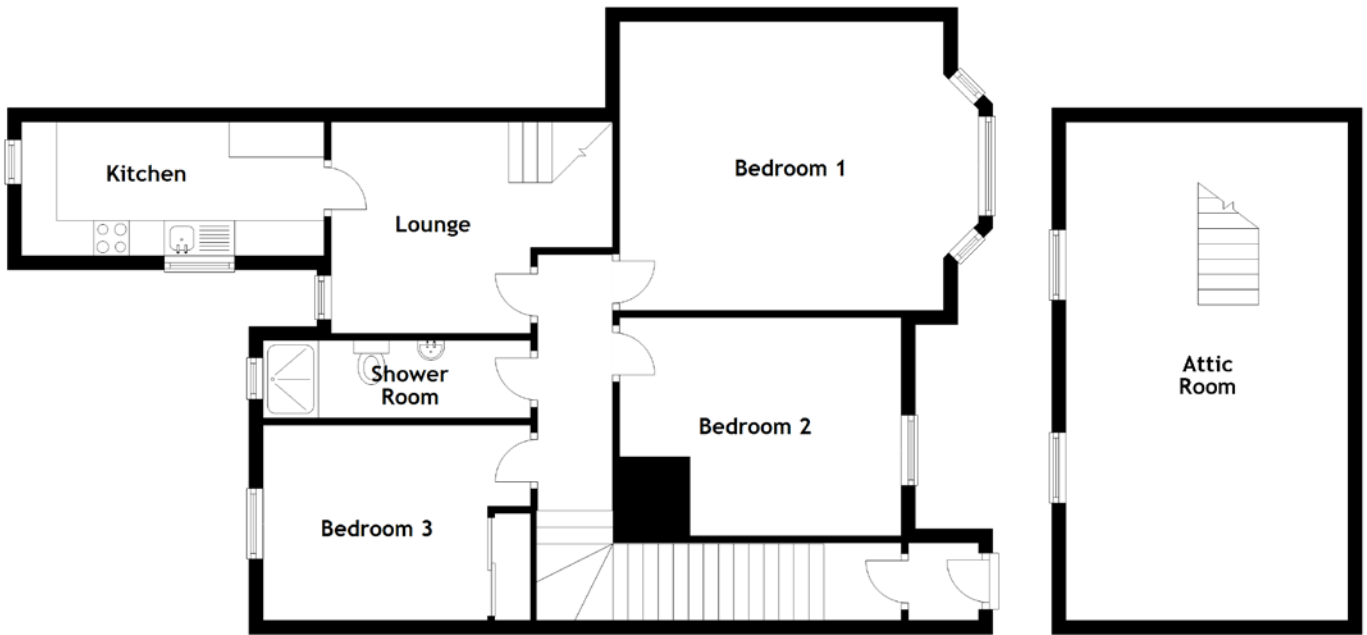
On-street parking is available immediately to the front of the property. The rear garden is immaculately maintained, mostly to lawn with borders containing various seasonal flowers and shrubs.

A secure stone outbuilding is allocated to each property perfect for additional storage. A well-maintained communal drying area completes the gardens.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

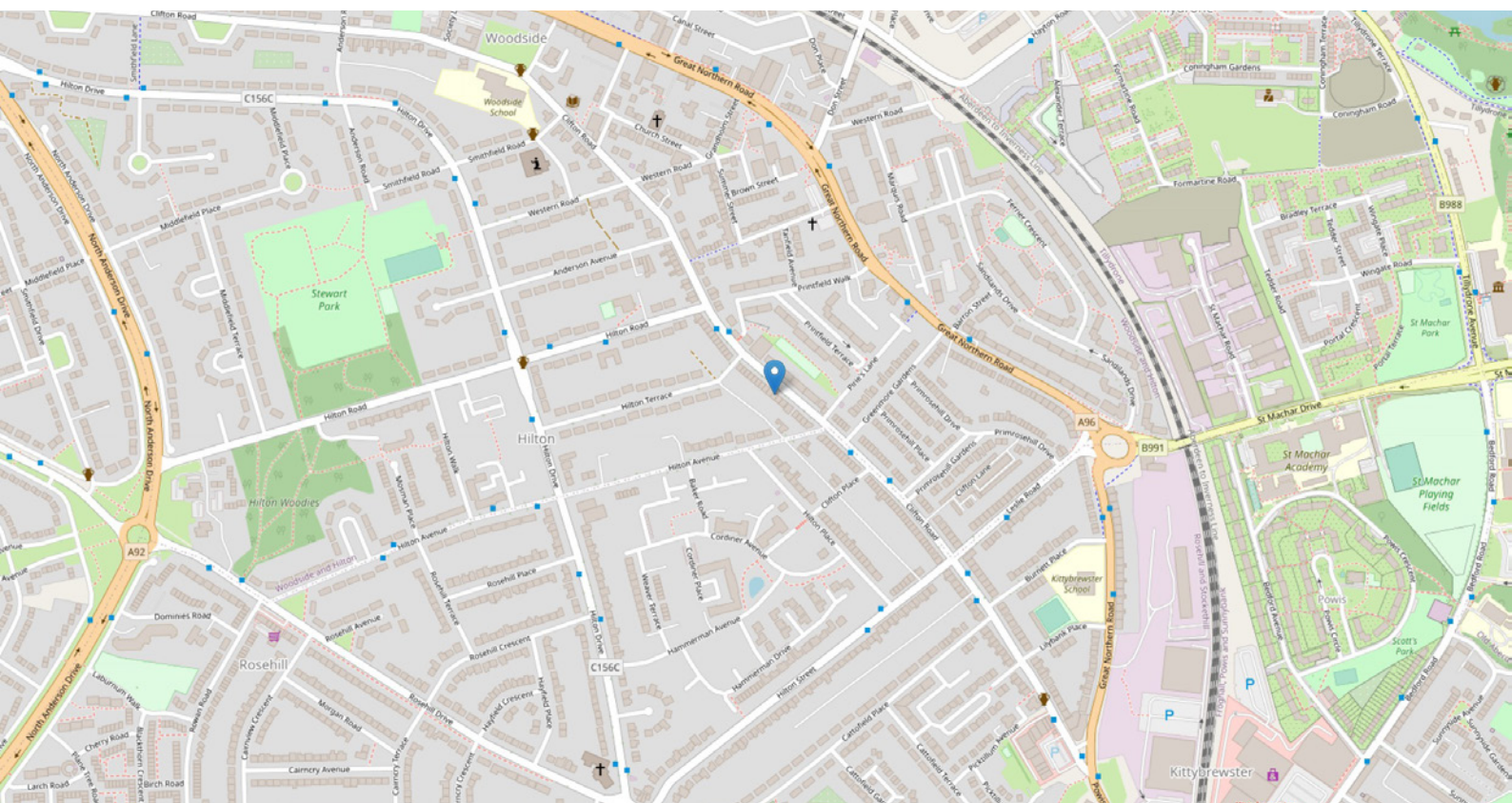


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.00m (9'10")
Attic Room	7.00m (23') x 4.00m (13'1")
Kitchen	4.30m (14'1") x 1.90m (6'3")
Bedroom 1	5.10m (16'9") x 4.10m (13'5")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Shower Room	3.80m (12'6") x 1.10m (3'7")

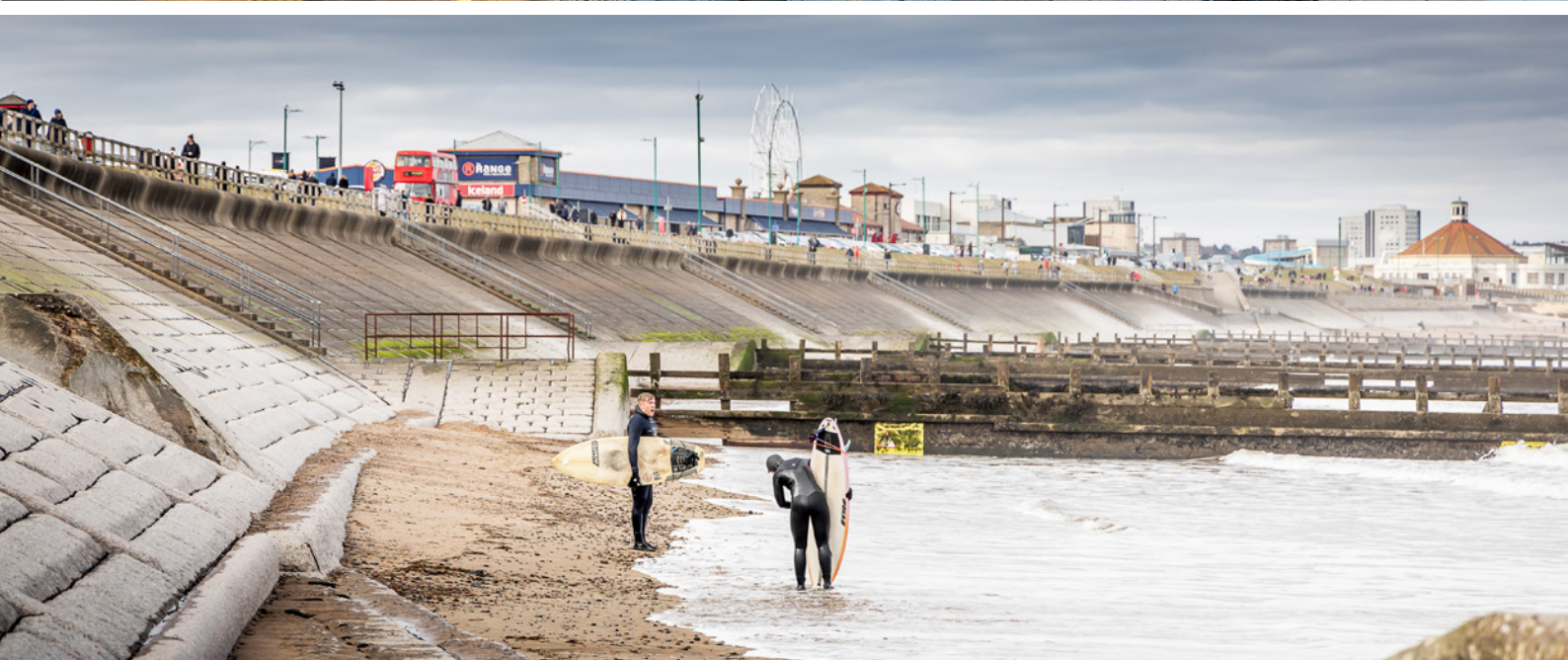
Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>  
EPC Rating: E

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, blinds, curtains and light fittings. Additional electrical items and soft furnishings are by separate arrangements.



# THE LOCATION

Clifton Road, Kittybrewster is situated in an area close to many arterial routes and accordingly, most parts of the city are easily accessible. With its sought-after location, you are just a few minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs, restaurants, theatres, and cinemas to enjoy along with superb educational and recreational facilities.





The property and area are well served with local shops and excellent local public transport facilities. The city offers further excellent bus and rail service and national and international flights from Dyce Airport. The main East coast rail network operates through Aberdeen providing a link to the central belt, and west to the city of Inverness.

The property is also ideally located for both the student and the professional employee, with Aberdeen University at Old Aberdeen and especially Foresterhill Hospital being a short distance from the property.



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