

# 1 Ashgrove Avenue

ABERDEEN, AB25 3BQ



*A fantastic first-time purchase, with huge potential as an investment property*



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Forming part of a much sought-after modern development, a fantastic opportunity to purchase a one-bedroom executive ground floor apartment. This spacious property has been maintained to a good standard and further benefits from a security entry system, gas central heating and double glazing throughout. This property would suit a professional couple or a fantastic buy-to-let investment. Early viewing is a must and is highly recommended.

## THE LOUNGE



A bright and airy front-facing lounge with a large bay window with additional space for a dining table and chairs if desired for informal and formal dining. The kitchen has a range of base and wall-mounted units, contrasting work surfaces and space for white goods.

# THE KITCHEN





The spacious double bedroom is at the rear and enjoys built-in wardrobes, with additional space for free-standing furniture. Completing the accommodation is the centrally located bathroom with a shower over the bath, and storage cupboard off the hallway.

## THE BATHROOM



# THE BEDROOM

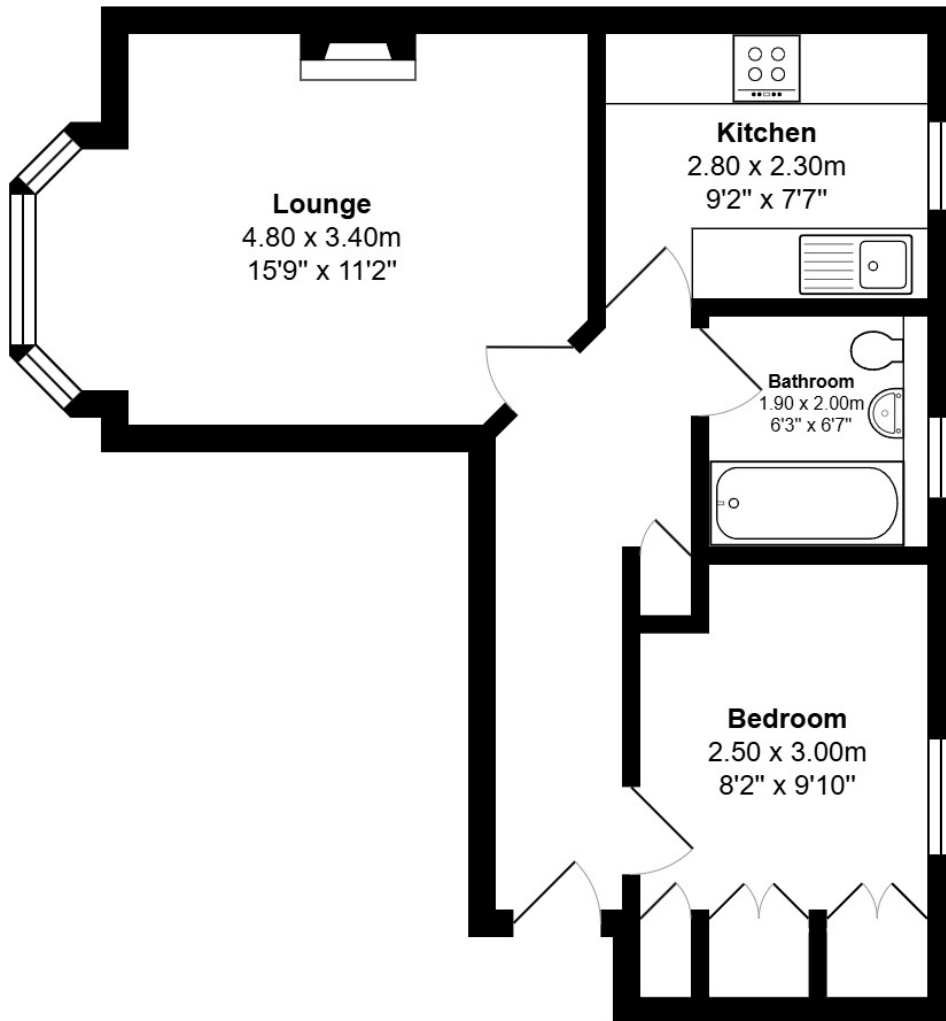


The apartment block sits in mature landscaped grounds and has an exclusive car parking space, ample visitor parking, bin store, and individual mailboxes. A factor has been appointed to coordinate the upkeep of the communal grounds and the cleaning of the communal hallways.

# EXTERNALS

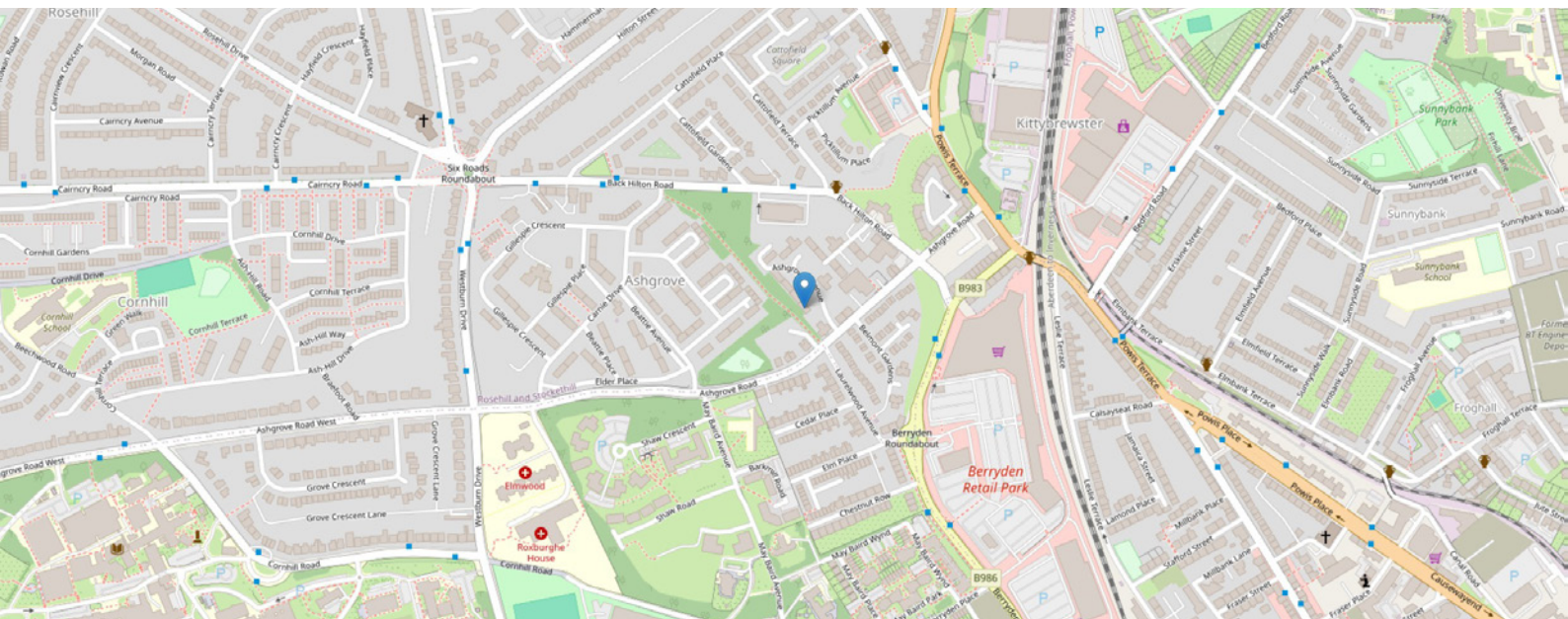


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Ashgrove Avenue is accessed from Ashgrove Road and forms part of a popular residential development which is situated in a modern development of circa 1999 and is close to many arterial routes and accordingly, most parts of the city are easily accessible. It is within walking distance of Aberdeen University and for those working and or studying at Aberdeen City Hospitals. Locally there is a wide range of local shops, including excellent retail outlets at both Berryden and Kittybrewster.







The heart of Aberdeen city centre is approximately 1.5 miles away 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 by local shops and great local public transport facilities. The city offers further excellent bus and rail service and with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.



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