

# 15 Summerfield Terrace

ABERDEEN, AB24 5JB



*Popular residential location minutes from  
City Centre and Aberdeen University*



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A fantastic opportunity to purchase an exceptionally spacious two-bedroom basement/ garden flat presented to the market in an amazing walk-in condition this spacious property has been maintained to an exceptional standard and offers bright generous sized accommodation which has just been recently redecorated throughout with new floor coverings in the lounge and two bedrooms. The property further benefits from full UPVC double glazing and gas central heating. Access to this property is shared by one other dwelling. With its fantastic central location, this property would suit a professional couple, the student or a fantastic buy-to-let investment. Early viewing is a must and highly recommended.

## THE LOUNGE



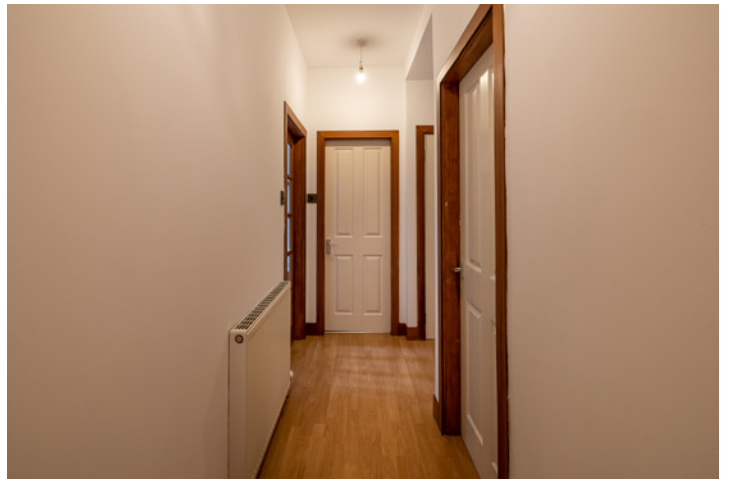
Stone steps with a wrought iron handrail lead to the garden level where an external door leads to the bright shared hallway. The accommodation comprises an internal hall to all accommodation. The bright spacious lounge has large picture windows with views to the communal rear garden.



# THE KITCHEN



The modern dining kitchen with multiple wall and base mounted units with some integrated appliances.



Two double bedrooms and a centrally located family bathroom with an electric sports shower over the bath complete the accommodation. In addition, there are ample storage cupboards throughout.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM





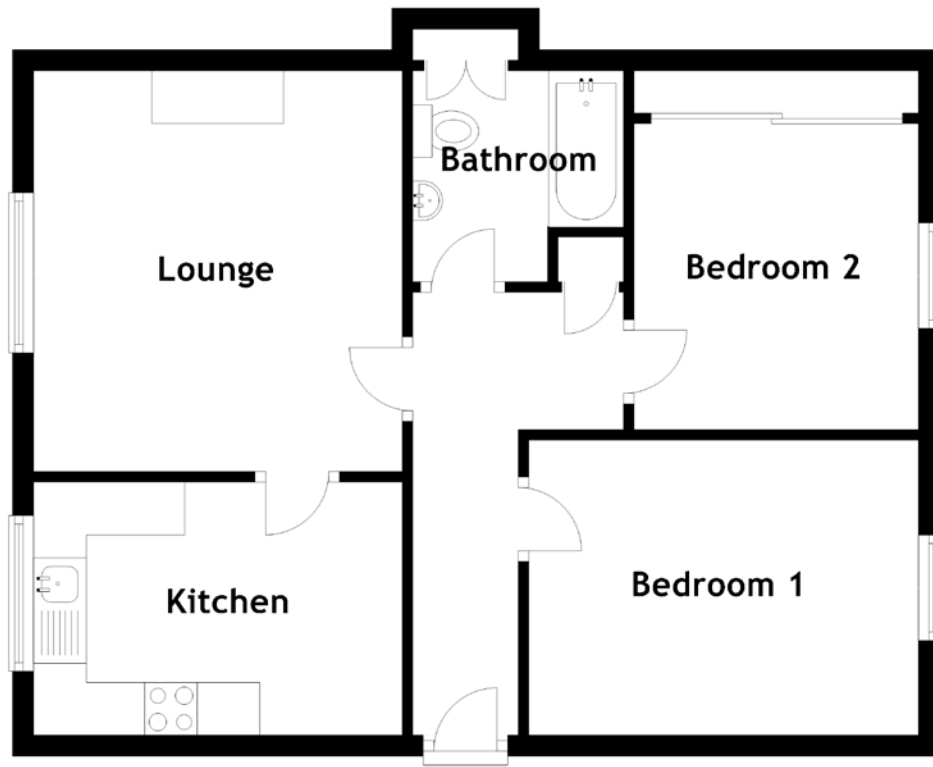
Parking immediately to the front of the property is on-street and requires a parking permit. To the rear of the property, there is a communal drying area and a garden, the gardens are laid mostly to lawn with a scattering of mature trees, shrubs and plants.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



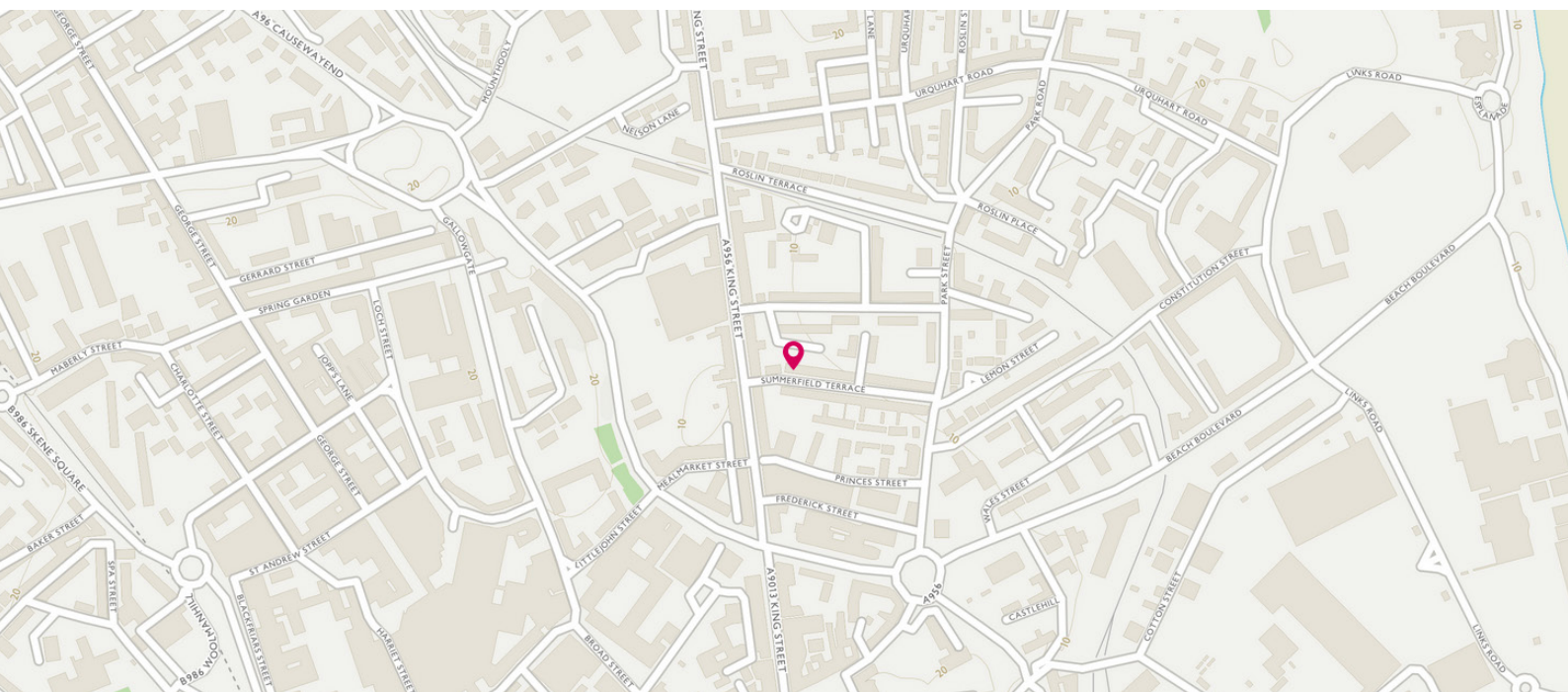
Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.50m (11'6")
Kitchen	3.90m (12'10") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>

EPC Rating: D

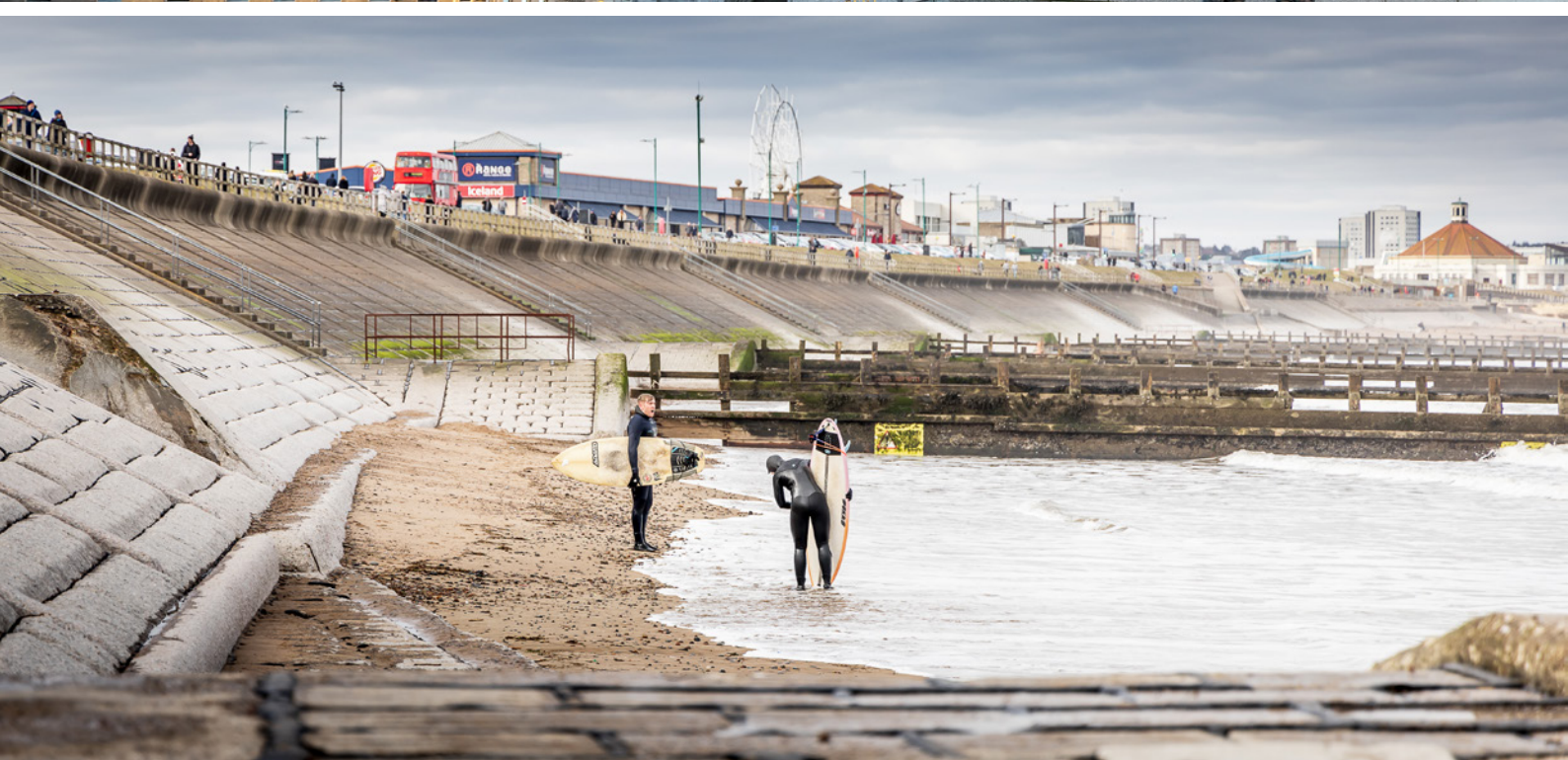
Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings.  
Other soft furnishings and electrical items are by separate negotiation.





# THE LOCATION

15 Summerfield Terrace is situated in a cul-de-sac private location to the north of the city, in a desirable residential area close to a main arterial route and minutes from the heart of Aberdeen city centre providing the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops.







There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy; you also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast.

The property and area are well served with local shops and great local public transport facilities. The city offers further excellent Bus & Rail Service with National & International flights being provided from Dyce Airport with the East Coast Rail network providing a link to the central belt, the South and beyond, and West to the city of Inverness. Aberdeen University and Aberdeen College are close by. The fantastic beach and the Beach Boulevard are within walking distance from this fantastic property.



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Designer

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