

6 School Walk

ABERDEEN, AB24 1XX



Immaculate, spacious 3 bedroom end terrace, desirable location minutes from Aberdeen beach esplanade and university campus



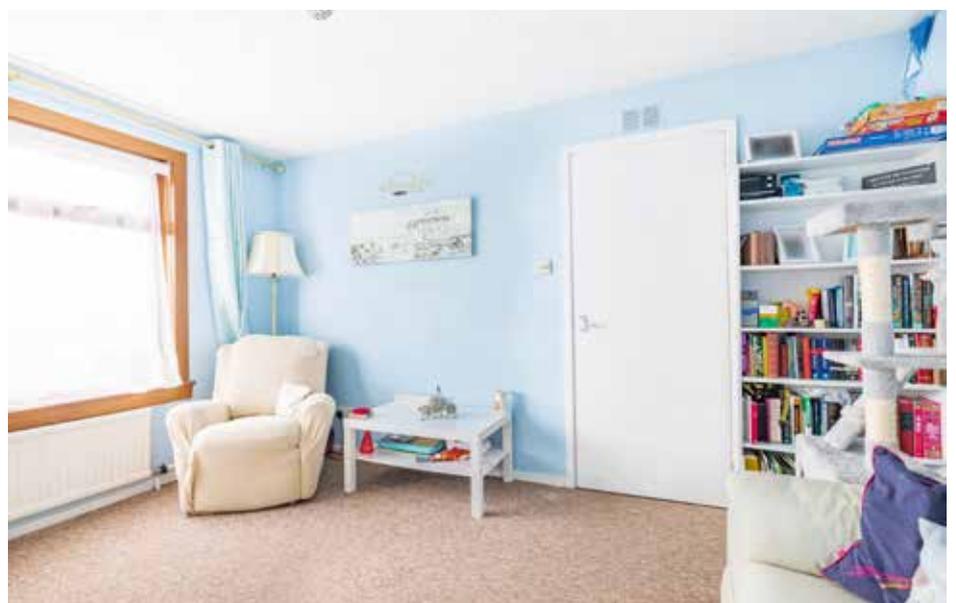
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Situated in a desirable location 6 School Walk is a very spacious end terrace property. The current owner during her tenure has maintained this property to a very high standard, with recent upgrades to the kitchen and fresh decor throughout further benefiting from double glazing and gas central heating. Presented to the market with a superb walk-in condition, its fantastic location would ideally suit a young couple, the first-time purchaser, a student or a professional couple, and would make a fantastic buy-to-let. Early viewing is highly recommended.

THE LOUNGE



The property comprises; a vestibule leading to the hallway and all other rooms, a large bright lounge with a huge picture window that floods this area with natural light, a modern dining kitchen with ample wall and base mounted units with contrasting worktops.

THE KITCHEN

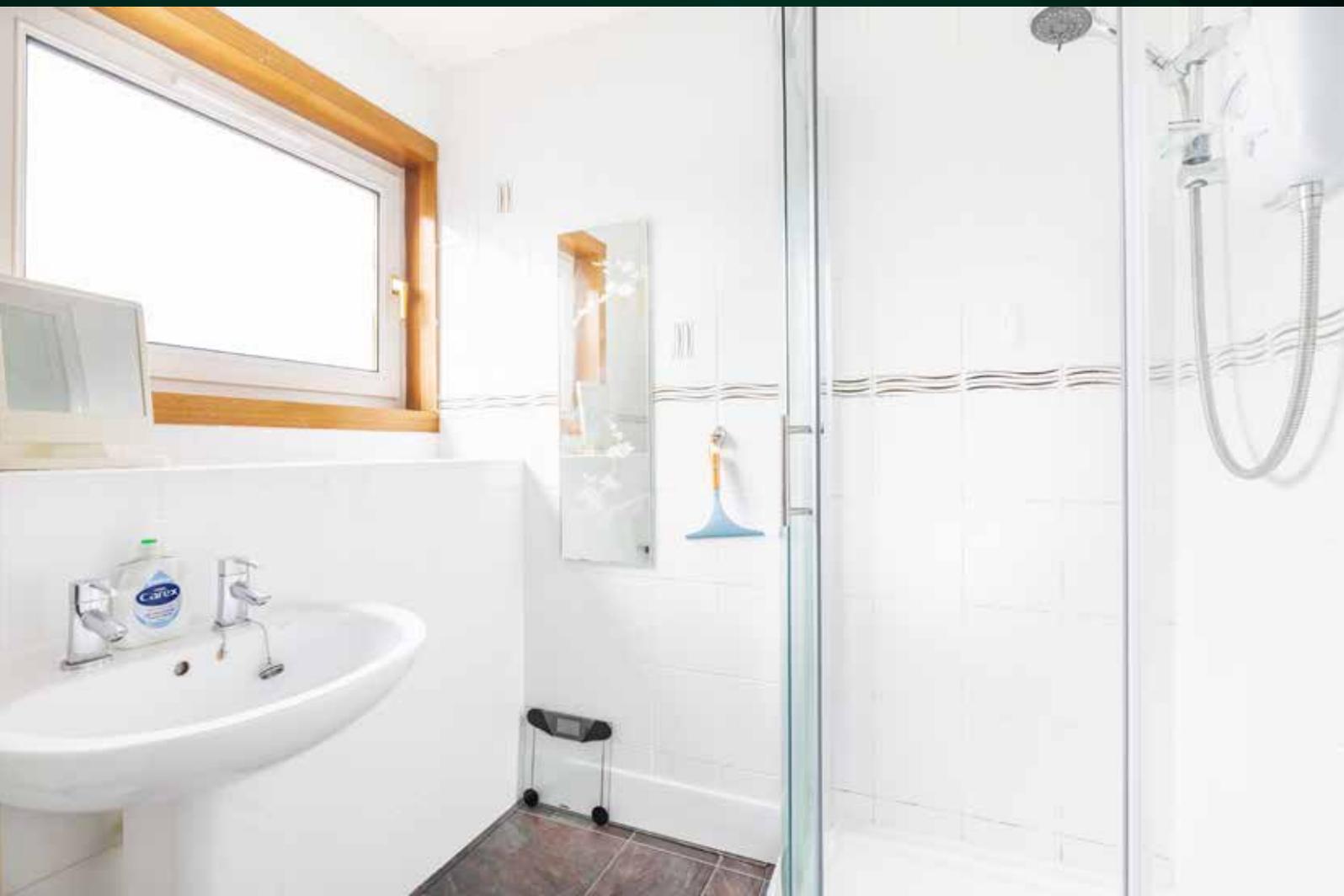




On the upper floor, there are two large double bedrooms both of which have fitted wardrobes; a smaller bedroom is currently used as a home office.

The modern three piece shower room completes the accommodation; in addition, there are ample cupboards throughout the property.

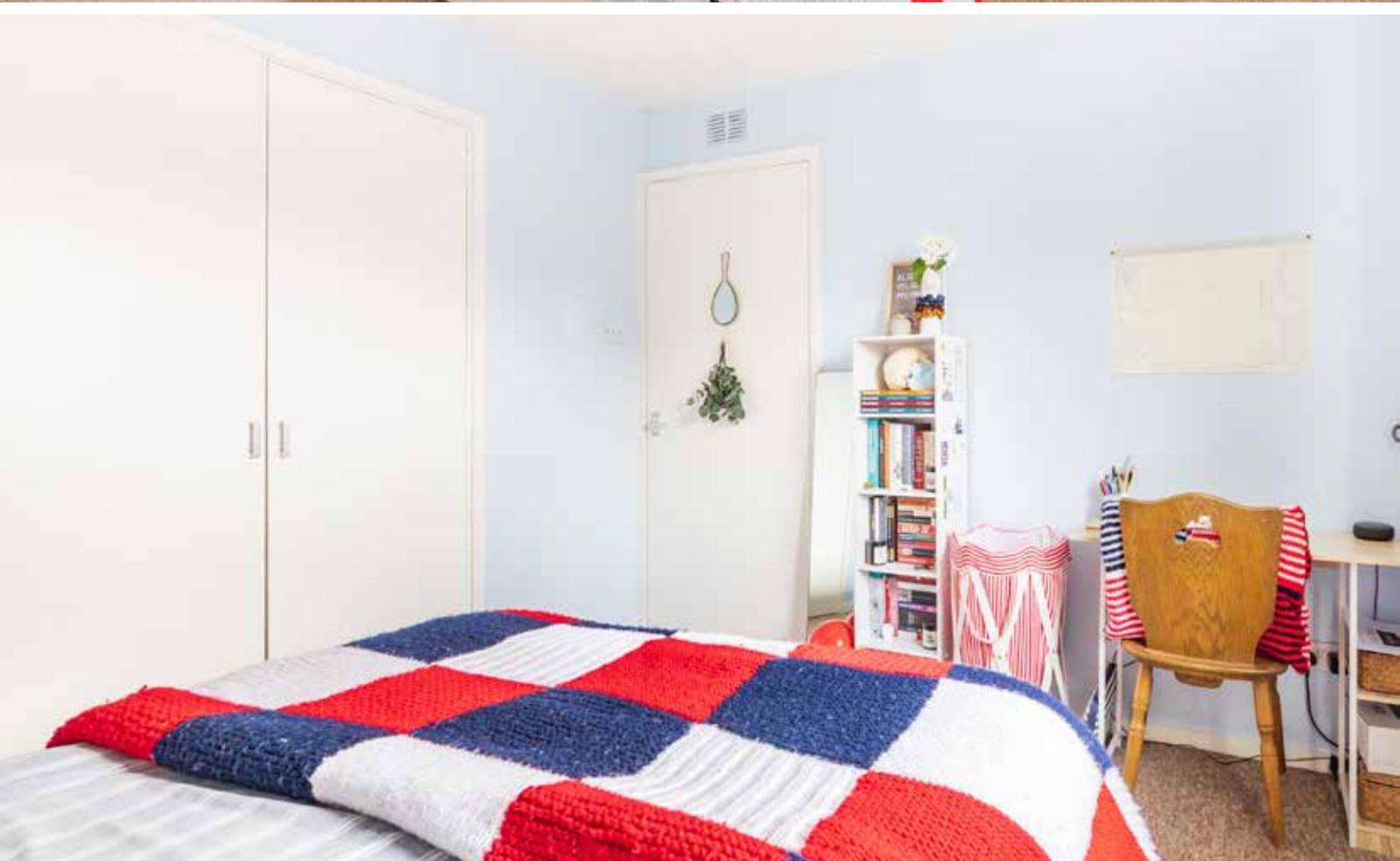
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

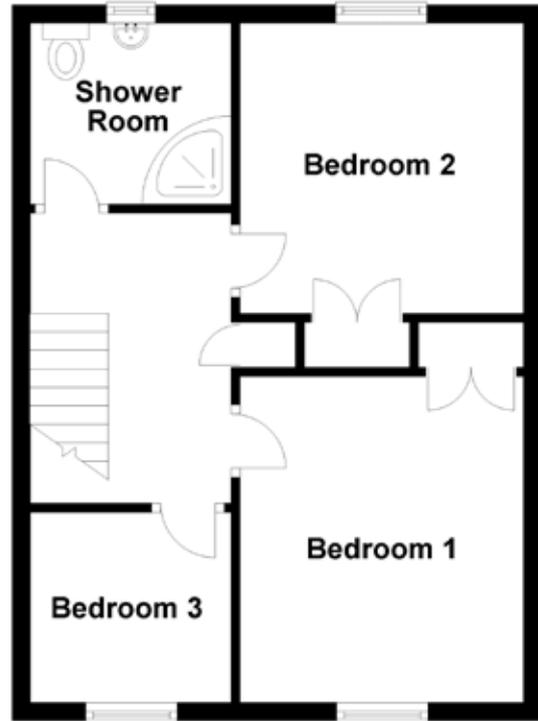
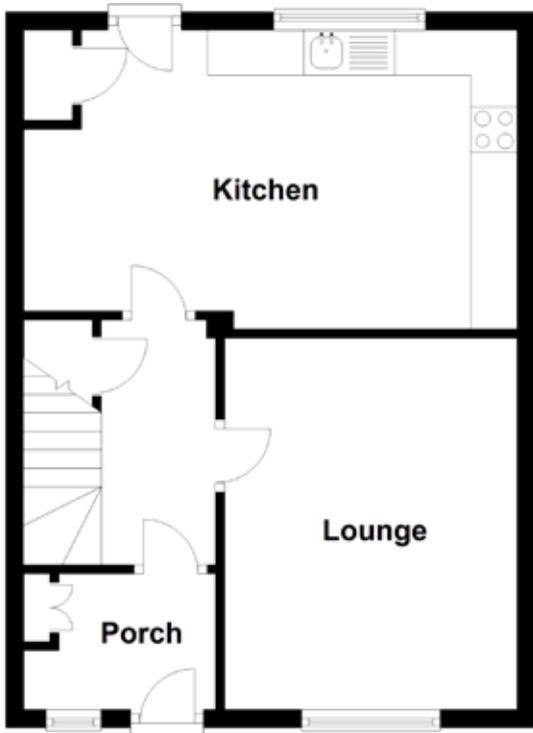


The front garden has a gated perimeter wall, with borders that contain a hedge giving added privacy to the garden and is laid to decorative stone chip with some sporadic planting of seasonal shrubs and flowers, and also has fantastic views across the common ground to the Beach Esplanade. The rear garden is also gated with a perimeter wall and fence. The garden is laid mostly with stone paving and stone chip, with some shrubs and flowers. At the rear of the property, there is free parking in an allocated car park used for these houses.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



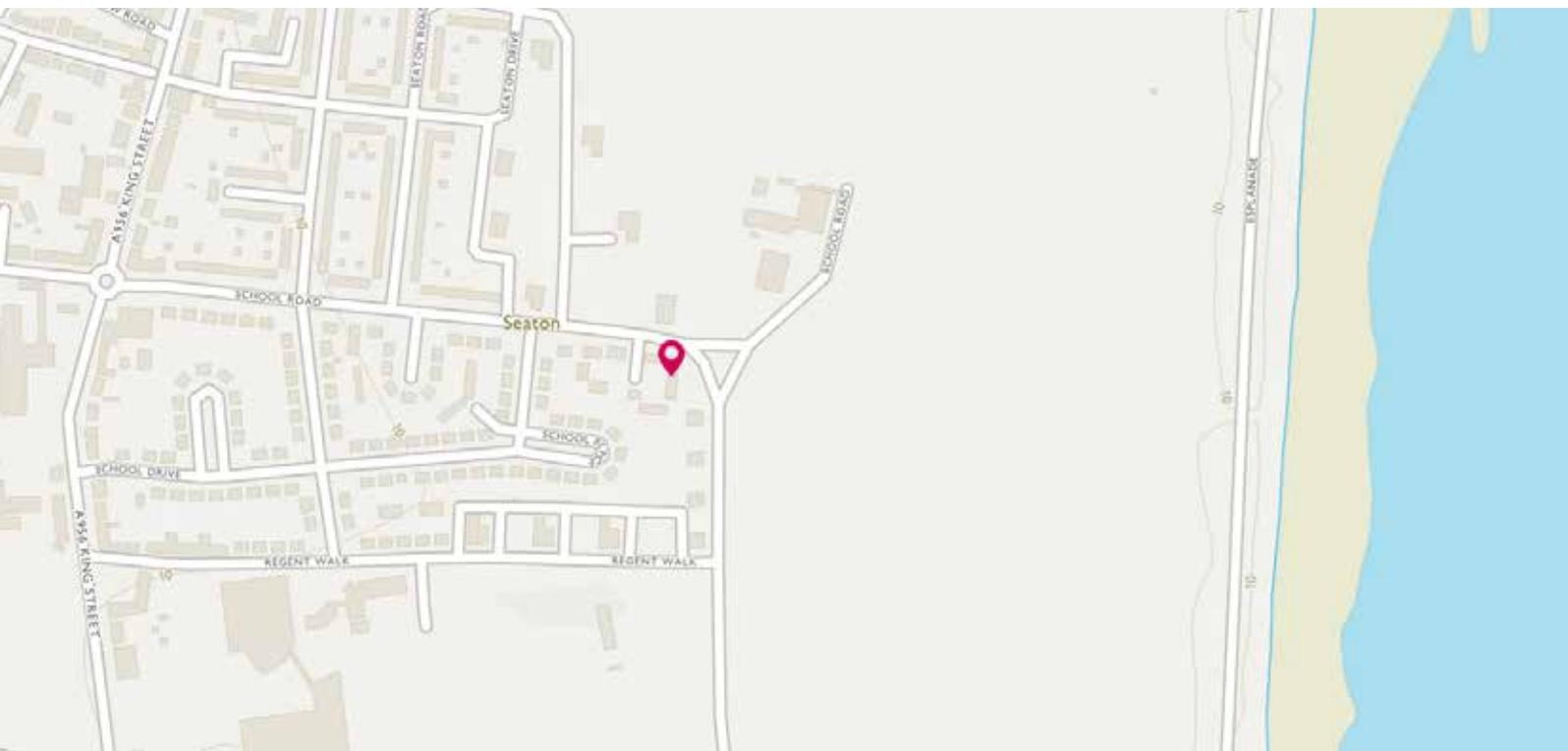
Approximate Dimensions
(Taken from the widest point)

Porch	2.10m (6'11") x 1.50m (4'11")
Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	5.40m (17'9") x 3.30m (10'10")
Shower Room	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")

Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	2.10m (6'11") x 2.00m (6'7")

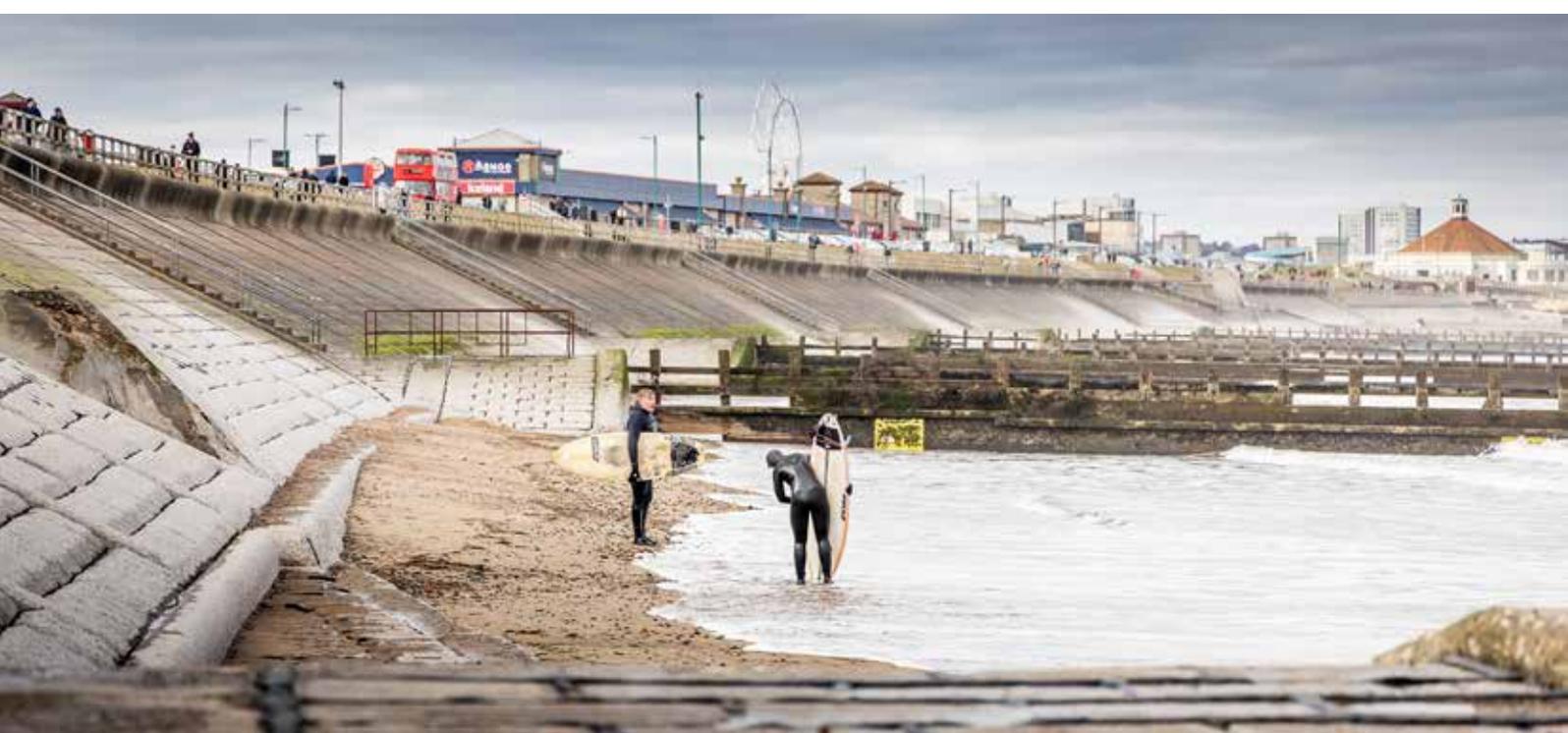
Gross internal floor area (m²): 80m²
EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds and light fittings.



THE LOCATION

School Walk is located within walking distance of a major arterial route that runs the length of Kings Street, making all parts of the city easily accessible especially now that the new AWPR (Aberdeen Western Peripheral Route) is open.





There is an abundance of local walks available including Aberdeen beach esplanade (which you can see from the property) local nature reserve on the south bank of the River Don and the sand dunes to the north of the river. Seaton Park is also close by as are the historic areas of Old Aberdeen, The Chanonry and High Street where historic buildings such as St Machar Cathedral and King's College itself are situated.

The city also provides all that one would expect from 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 superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast; the city offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport. The main East Coast rail network operates from Aberdeen.

The property is also well served by local primary and secondary schools, shops and transport links, and also ideally located for both the student and the professional employee with; Aberdeen University, The Royal Cornhill, Woolman Hill and Foster Hill Hospitals all easily commutable.

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