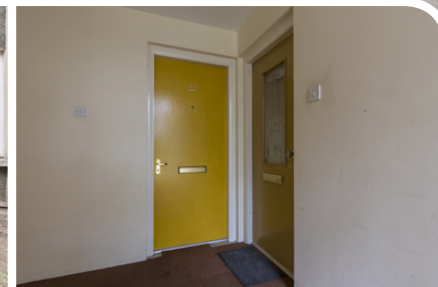





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28 Linksfield Gardens

ABERDEEN, ABERDEENSHIRE, AB24 5PF



Aberdeen

An excellent first-time-buy or investment opportunity - situated in a popular location ideal for Aberdeen university and local amenities

Established residential area, the property is only a few minutes-walk from Old Aberdeen University's campus and is adjacent to the Aberdeen Sports Village. Linksfield Gardens is situated in a sought after location and just minutes from Aberdeen city centre which provides all the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants and superb educational and recreational facilities. The property is well served by local shops and public transport facilities, the city offers excellent bus and rail services with national and international flights being provided from Dyce Airport.

Views of Aberdeen, Aberdeen University, Union Street, The Property Exterior & Front Door



28 Linksfield Gardens

The property which is a well-proportioned studio flat which is accessed via the secure entry system to the central hallway. The accommodation comprises of an entrance hall leading into a generous sized lounge, which doubles up as the bedroom with a pull-down double bed from an enclosed wardrobe unit. There is a modern fitted kitchen with ample base and wall units which include an integrated gas hob with space for utilities and dining. A three-piece white shower room with a large walk-in shower unit with complementary tiling completes the accommodation. The property benefits from excellent storage cupboards in the hall and lounge.

A well-presented property that would suit a student or lecturer looking for a base in Aberdeen which offers a great location, nearby all facilities with good transport links.



Property Specifications

Approximate Dimensions (Taken from the widest point)

Kitchen	3.60m (11'10") x 2.00m (6'7")
Lounge/Bedroom	3.80m (12'6") x 3.80m (12'6")
Shower Room	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²)

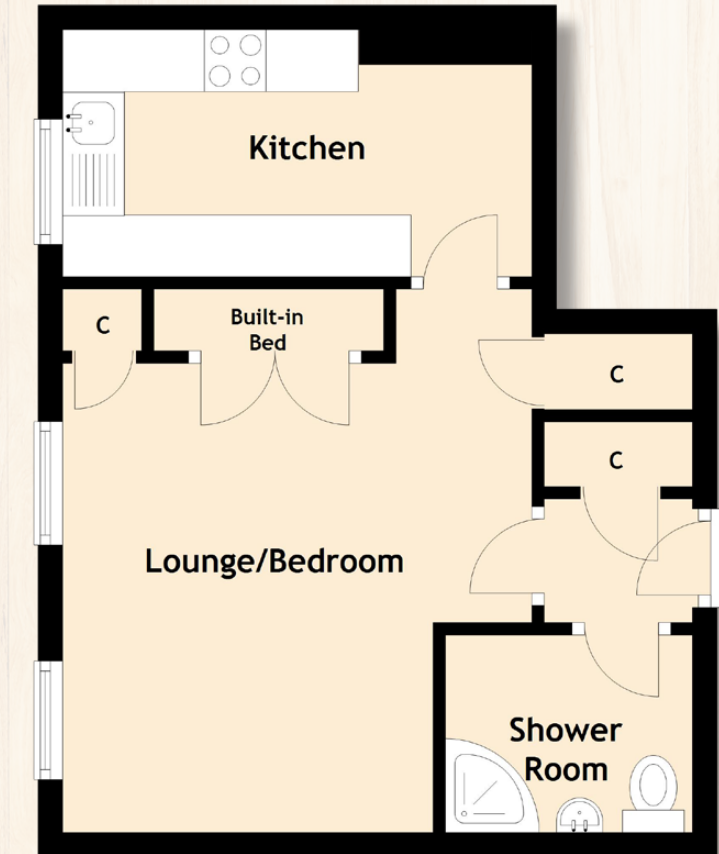
28m²

EPC Rating

C

Extras (Included in sale)

Gas central heating, double glazing, all fixed floor coverings and curtains are included. Secure entry system and private car park.



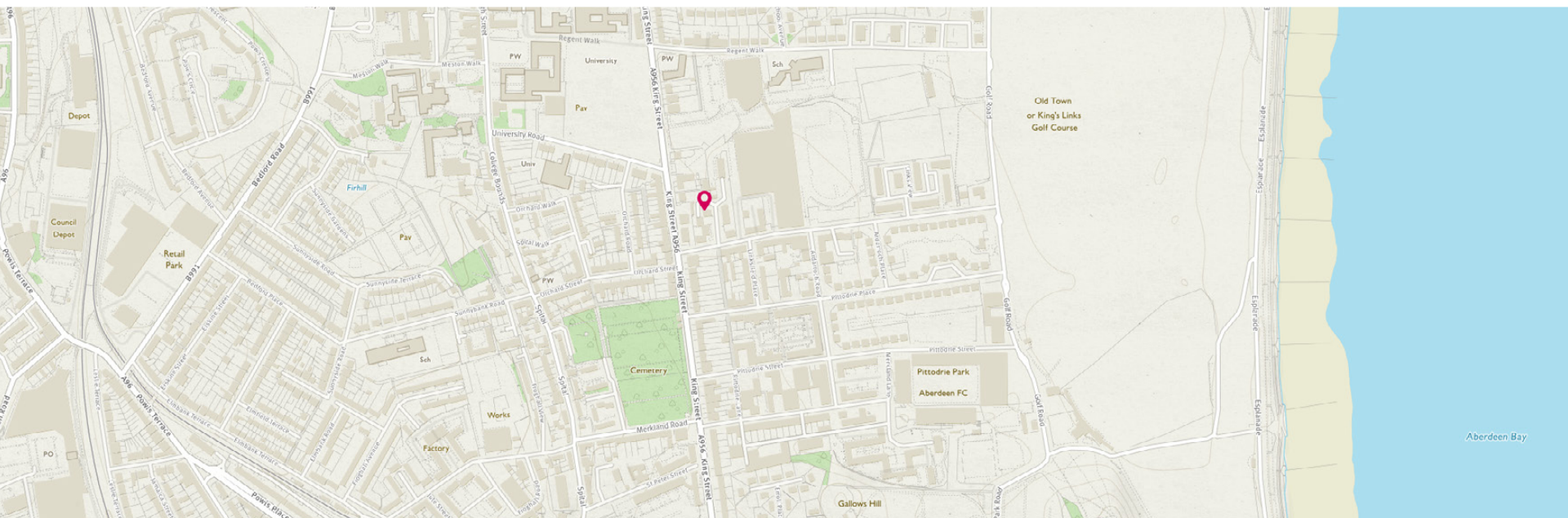


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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