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Flat 34 Wallace House

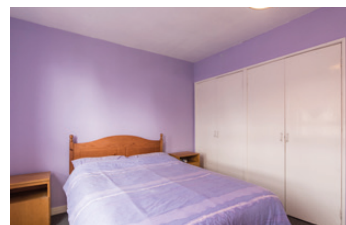
PROVOST GRAHAM AVENUE, HAZELHEAD, ABERDEEN, AB15 8ET

FLAT 34 WALLACE HOUSE

Flat 34 Wallace House is a two bedroomed flat located on the 9th floor accessed via a lift in fantastic walk-in condition. The present owners have continually upgraded this property throughout, decorated in neutral tones to suit all tastes and boasts exceptionally light and airy accommodation with large lounge windows providing open views and allowing an abundance of natural light to flood through.

The property further benefits from full double glazing and the heating and hot water is provided by a District Heating system with radiators throughout the flat. It is understood the system is charged on a fixed rate basis. The accommodation comprises of the following: Hall with large cloakroom, lounge with large windows providing great views. Recently fitted modern kitchen with some superior free standing appliances. Two double bedrooms, both with fitted wardrobes, and a great family bathroom with power shower over the bath. Completing the accommodation is a balcony accessed via the lounge or the main bedroom which provides a great private outdoor space sheltered from all weather.

On the ground floor there is a large communal lounge area which can be booked out for private functions. Free on-street parking is available. There are also communal drying areas and bin areas accessed via the key fob.



A SPACIOUS TWO BEDROOM
FLAT WITH GORGEOUS
VIEWS OVER ABERDEEN

THE DETAILS

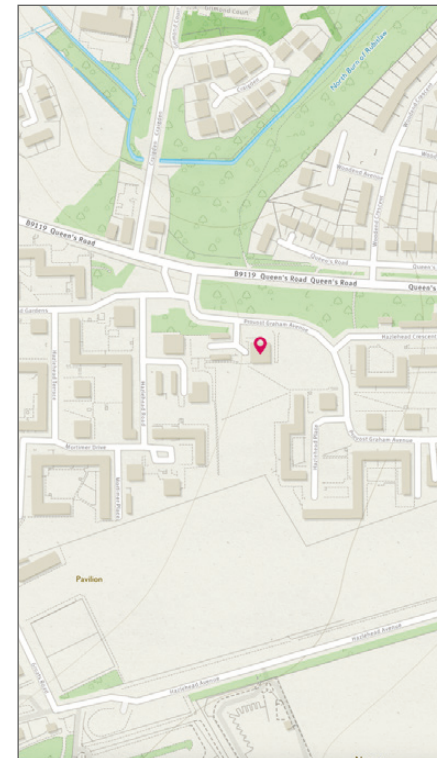
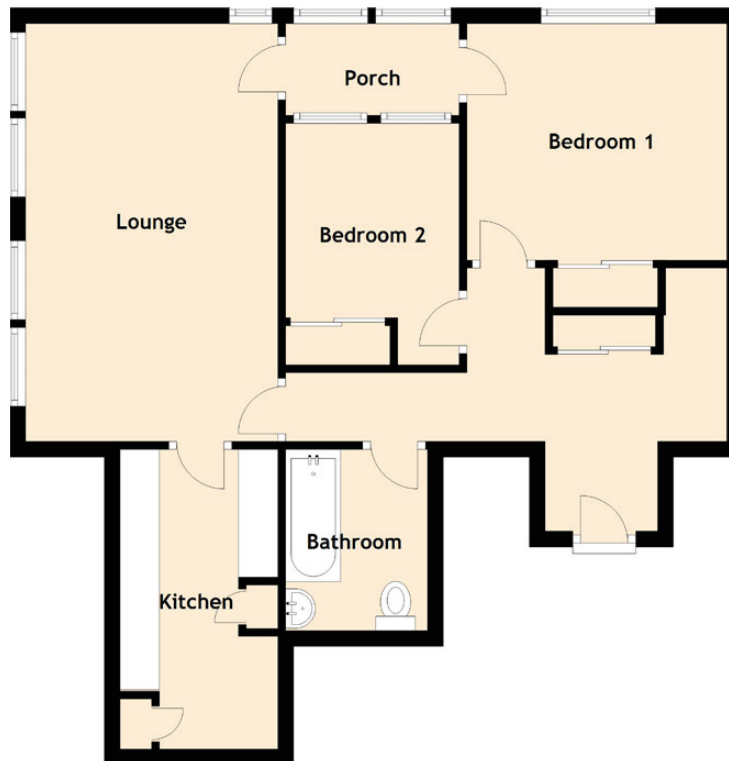
Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.20m (10'6")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
Bedroom 2	3.10m (10'2") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 1.80m (5'11")
Porch	2.20m (7'3") x 1.30m (4'3")

Gross internal floor area (m²): 61m²

EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. All other items made negotiable.



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Text and description
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Surveyor



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