

39 School Avenue

ABERDEEN, AB24 1TJ



*DESIRABLE LOCATION MINUTES FROM CITY
CENTRE AND UNIVERSITY CAMPUS*



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Situated in a quiet desirable location 39 School Avenue is a very spacious self-contained ground floor property in a block of four. The current owner during her tenure has maintained this property to a very high standard, with recent upgrades to the bathroom and a fresh neutral redecoration and new floor coverings throughout further benefiting from full double glazing and gas central heating. It is presented to the market in a superb walk-in condition and with its fantastic location, it would ideally suit the first-time purchaser, professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

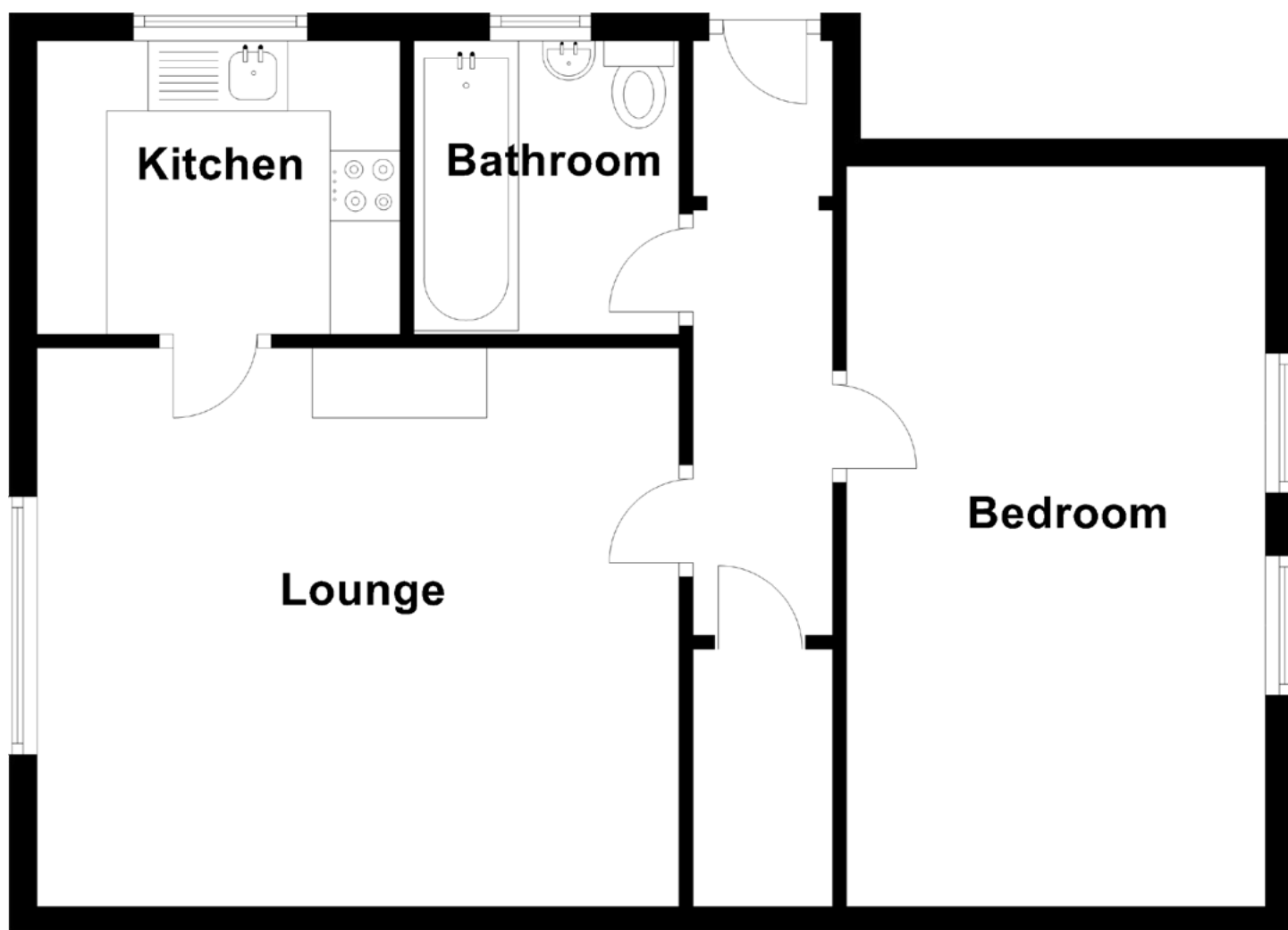
The property comprises; vestibule leading to the hallway and all other rooms, a huge lounge with windows overlooking the rear garden, a feature working fireplace, a fitted kitchen with ample wall and base mounted units with contrasting worktops. The bedroom to the front is very spacious with similar other properties dividing it into two smaller doubles. The modern bathroom with a power shower over the bath completes the accommodation. There is also a huge walk-in cupboard with power off the hall.











Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")	Gross internal floor area (m ²): 52m ²
Kitchen	2.60m (8'6") x 2.10m (6'11")	EPC Rating: D
Bedroom	5.30m (17'5") x 3.00m (9'10")	
Bathroom	1.80m (5'11") x 1.80m (5'11")	



There is ample free on-street parking available with the potential to add a drive to the front garden, which is laid mostly to a lawn once the relevant planning has been applied for and granted. The path leading to the side allows access to the property and the rear garden. The rear garden is subdivided into four areas with a communal drying area.

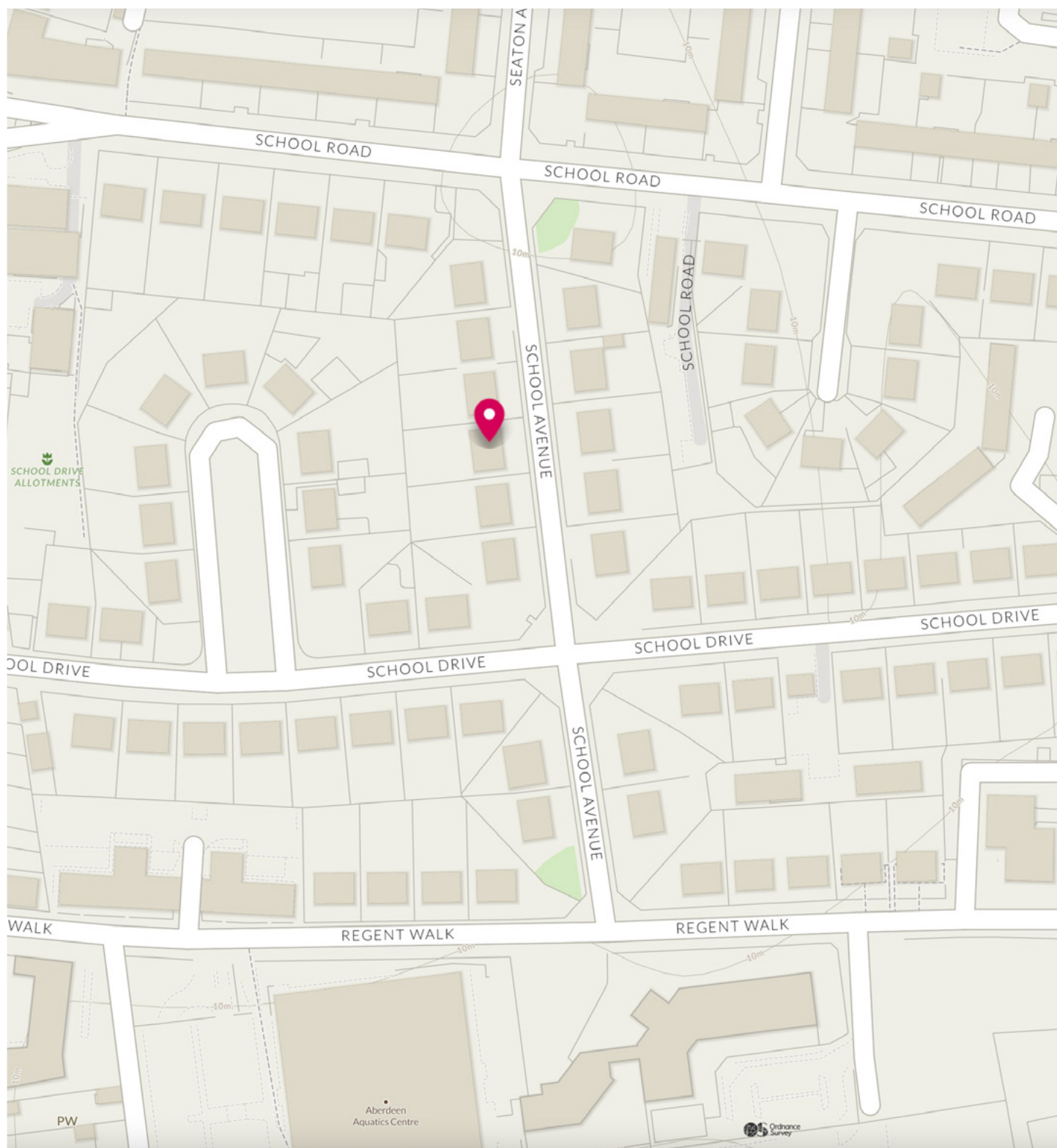




School Avenue is located within walking distance to a major arterial route that runs the length of Kings Street, making all parts of the city easily accessible especially now that the new AWPR (Aberdeen Western Peripheral Route) is open. There is an abundance of local walks available including Aberdeen Beach Esplanade, the local nature reserve on the south bank of the River Don and the dunes to the north of the river. Seaton Park is also close by as is the historic areas of Old Aberdeen, The Chanonry and High Street where historic buildings such as St Machar Cathedral and King's College (a 5 minute walk from the property) 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 Location



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Part
Exchange
Available



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