

Ground Floor Flat Right

40 SUMMERFIELD TERRACE, ABERDEEN, AB24 5JD



POPULAR RESIDENTIAL LOCATION MINUTES FROM
THE CITY CENTRE AND ABERDEEN UNIVERSITY



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A fantastic opportunity to purchase an exceptionally spacious one-bedroom ground-floor flat that has potential for further renovation and conversion to a two-bed once relevant planning is applied for and granted. The property benefits from full double glazing and gas central heating with a new boiler less than a year old with a security entry system/intercom on the main communal door. This is a marvellous opportunity for a first-time purchase, a small-time developer or as a buy-to-let property and with its easy access to Aberdeen University would suit a landlord looking to add to their rental property portfolio. Early viewing is highly recommended to see the potential that this property has to offer.

An external door leads to the bright shared hallway, the accommodation comprises an internal hall to all accommodation, a bright spacious lounge with a large window with views to the front of the property. There is also a dining kitchen, bedroom and a centrally located bathroom with a shower over the bath. In addition, there are ample storage cupboards throughout.

40 Summerfield Terrace



the kitchen

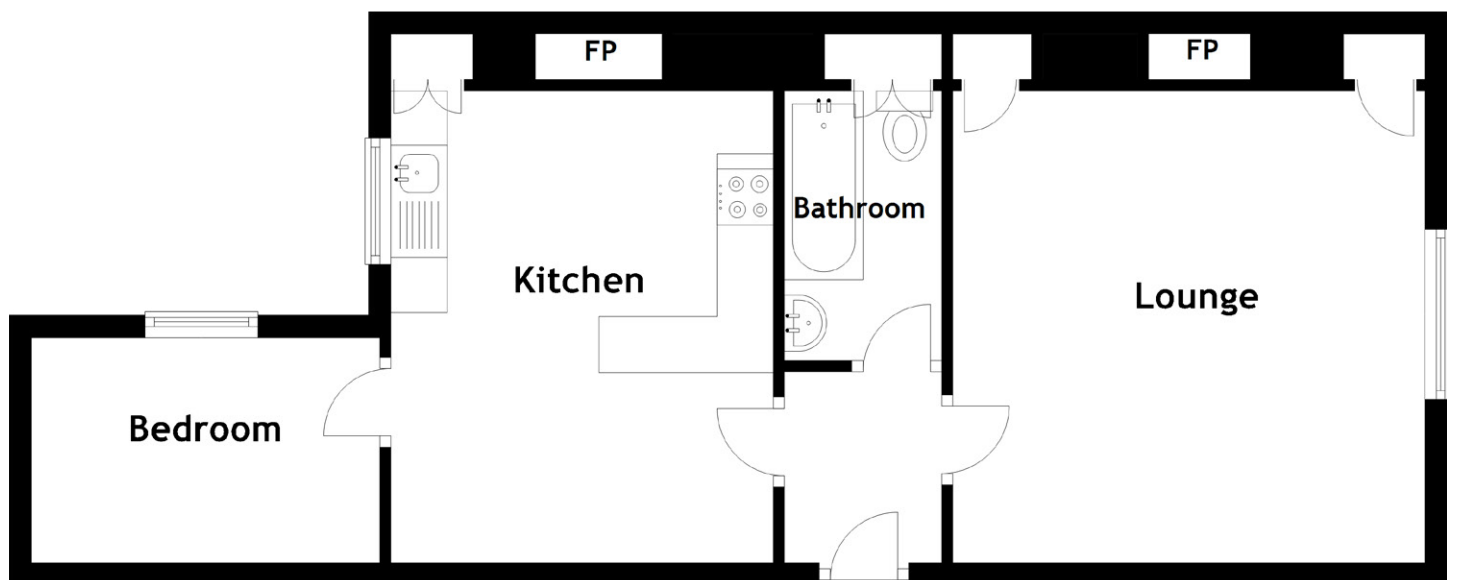




the bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.40m (11'2")
Bedroom	3.10m (10'2") x 2.00m (6'7")
Bathroom	2.40m (7'10") x 1.40m (4'7")

Gross internal floor area (m²): 44m²

EPC Rating: D

Floor Plan



Parking is immediate to the front of the property and is on-street and requires a parking permit. To the rear of the property, there is a communal drying area and a garden. Each flat has a small outbuilding ideal for additional storage such as bikes.

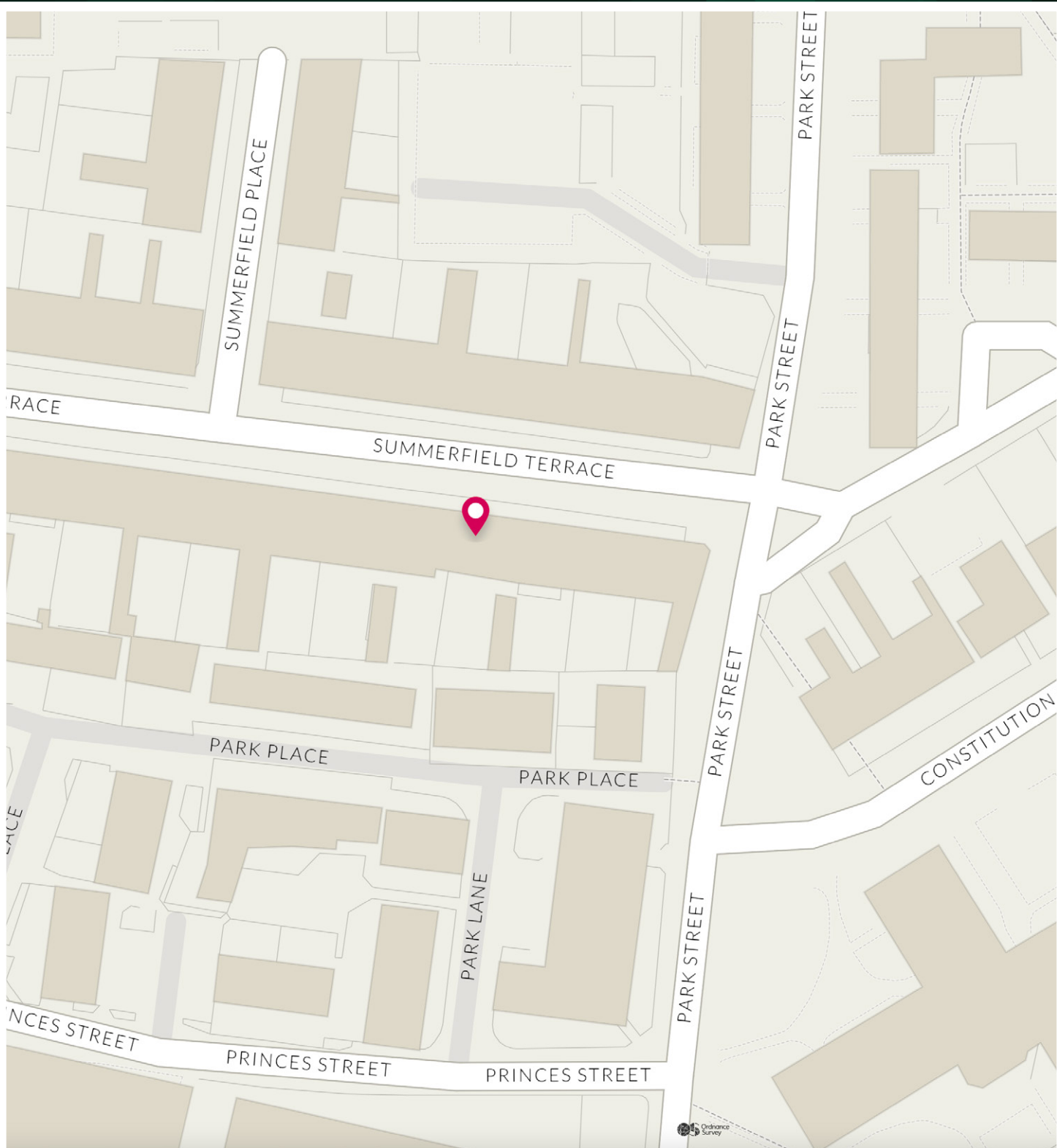




40 Summerfield Terrace is situated in a cul-de-sac location to the north of the city, in a popular residential area close to a main arterial route and minutes from the heart of Aberdeen city centre. Providing the amenities one would expect with modern-day city living, including many shopping malls and 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 excellent local public transport facilities. The city offers further excellent bus and rail service with national and 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.

The Location



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