

11 Devenick Place

ABERDEEN, AB10 7AH



*A fantastic opportunity to purchase a spacious
two-bedroom mid-terrace property*



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11 Devenick is a fantastic opportunity to purchase a spacious two-bedroom mid-terrace property. This well-presented property has fresh neutral décor throughout and recent floor coverings. The property is set over two levels and is in walk-in condition.

THE LOUNGE



You enter the accommodation into the hallway, which accesses the ground floor accommodation. On this level is a bright lounge with space for a dining table, a contemporary kitchen with generous base and wall-mounted units with contrasting work surfaces, an electric hob, oven cooker hood and space for an under-counter washing machine; there is also a stand-alone Fridge Freezer with easily cleaned laminate flooring. A back door leads to the rear garden, with a drying area and mainly grass.

THE KITCHEN





Climbing the stairs are two good-sized double bedrooms on the upper floor, one benefiting from a storage cupboard and a recently refurbished shower room, a heated towel rail, and a fully tiled splash back. This property offers bright, generously sized accommodation, with full uPVC double glazing and gas central heating, ensuring a comfortable living environment.

THE BATHROOM



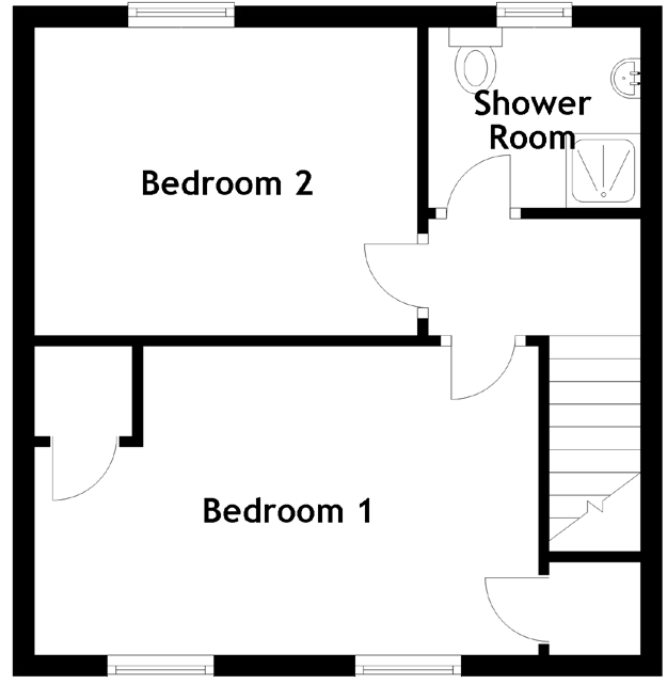
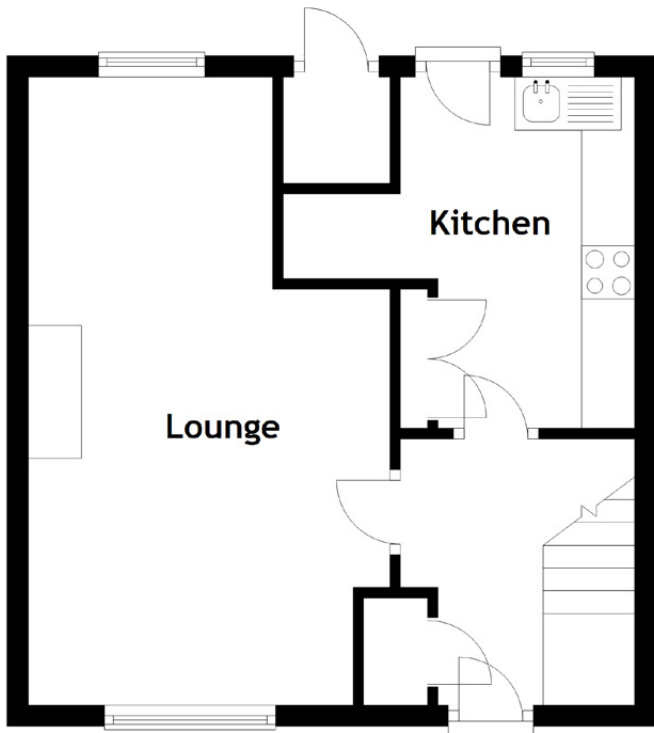
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP

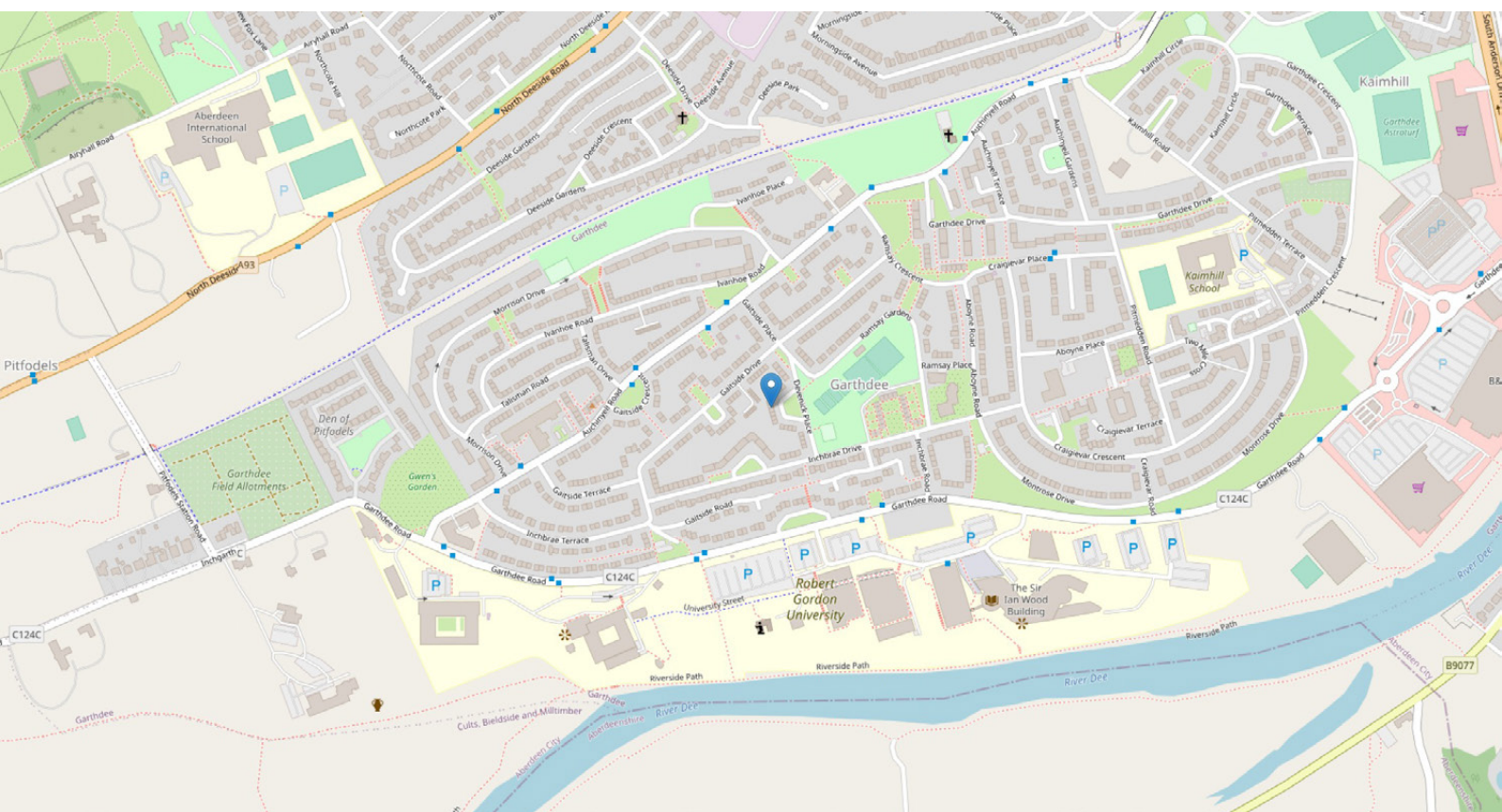


Approximate Dimensions (Taken from the widest point)

Lounge 5.90m (19'4") x 2.30m (7'6")
 Kitchen 3.30m (10'10") x 2.20m (7'3")
 Bedroom 1 4.60m (15'1") x 2.90m (9'6")

Bedroom 2 3.60m (11'10") x 2.90m (9'6")
 Shower Room 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 67m²
 EPC Rating: C



THE LOCATION

Situated within the city boundaries in the popular residential suburb of Garthdee and easily commutable to the city centre. Garthdee enjoys extensive open parks and landscaped areas with many outdoor activities and pursuits nearby. Its many community facilities include children's nurseries and highly regarded primary and secondary schools.





There are excellent shopping facilities in and around the area, including several superstores and local shops. The area is well served by regular local transport, making it particularly convenient for those commuting to the city centre, approximately three miles to the north, or the commercial areas of Aberdeen. RGU Campus at Garthdee and for the Scott Sutherland School of Agriculture. The city provides all that one would expect from modern-day city living. There are pubs, restaurants and eateries, with fantastic theatres and cinemas to enjoy.



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