

188 School Drive

ABERDEEN, AB24 1TB



*Spacious first floor, one-bedroom property in a block of four.
Desirable location minutes from city centre & university campus*



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Situated in a desirable location 118 School Drive is a very spacious self-contained first-floor property in a block of four. The current owner during her tenure has maintained the property to a reasonable standard but would benefit from some minor upgrades, the property does, however, have full double glazing and gas central heating. Presented to the market in a walk-in condition, its fantastic location would ideally suit the first-time purchaser, professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.

THE LOUNGE



The property comprises; communal stairway shared with one other flat leading to the main door, a hallway that allows access to all rooms, a huge lounge with dining area windows overlooking the rear garden with views of Aberdeen beach in the distance, fitted kitchen with ample cupboard space.

THE KITCHEN





The bedroom to the front is very spacious with a built-in cupboard, the bathroom with shower over the bath completes the accommodation.

THE BATHROOM



THE BEDROOM

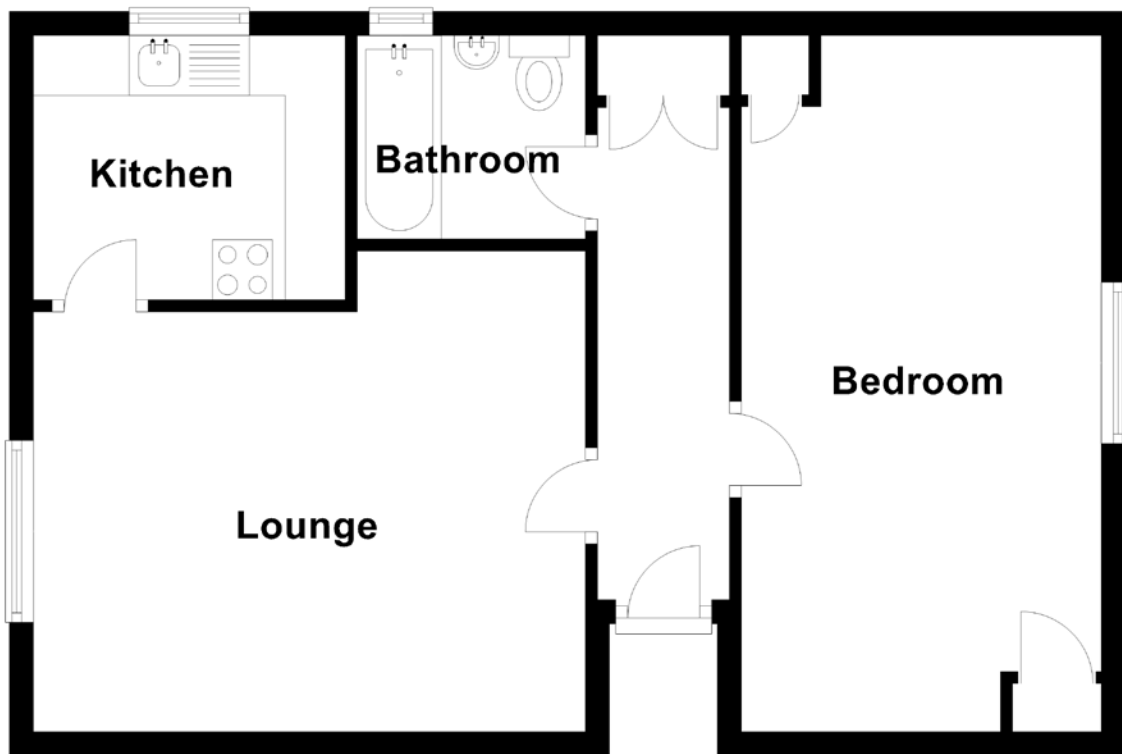


There is ample free on-street parking available, the path leading to the side allows access to the rear garden. The rear garden is subdivided into four areas with a communal drying area. The garden is laid mostly to lawn with borders that have sporadic planting of seasonal shrubs and plants the garden shed is included and will remain.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



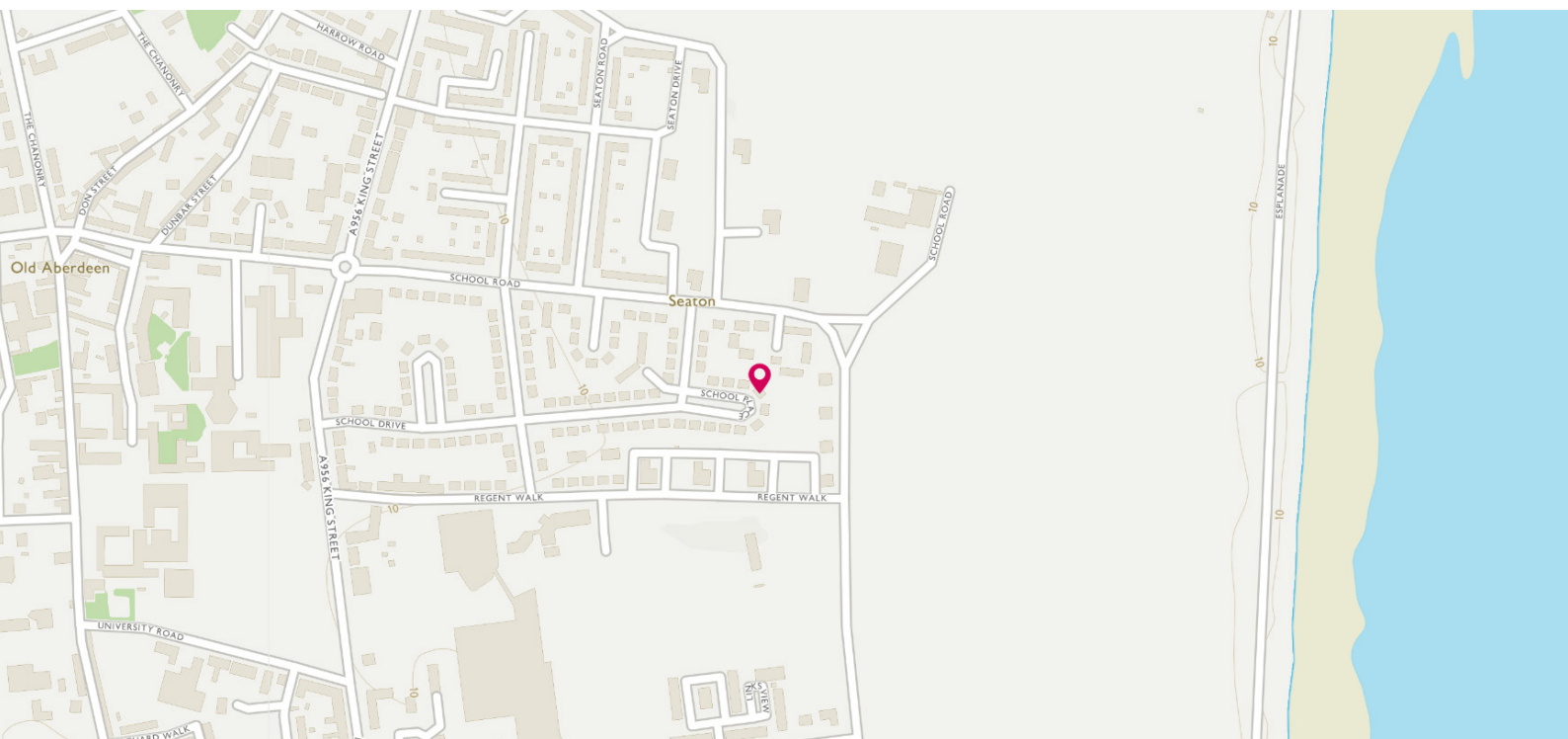
Approximate Dimensions (Taken from the widest point)

| | |
|----------|-------------------------------|
| Lounge | 4.60m (15'1") x 4.00m (13'1") |
| Kitchen | 2.60m (8'6") x 2.20m (7'3") |
| Bedroom | 5.20m (17'1") x 3.00m (9'10") |
| Bathroom | 1.80m (5'11") x 1.70m (5'7") |

Gross internal floor area (m²): 49m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds and light fittings are included, all other soft furnishings are by separate negotiation.



THE LOCATION

School Drive 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 now 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 sand 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 itself 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 main East Coast Rail network operates from Aberdeen. The property is also well served by local primary and secondary schools, shops and transport links, and also ideally located for both the student and the professional employee with; Aberdeen University, The Royal Cornhill, Woolman Hill and Foster Hill Hospitals are all easily commutable.

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