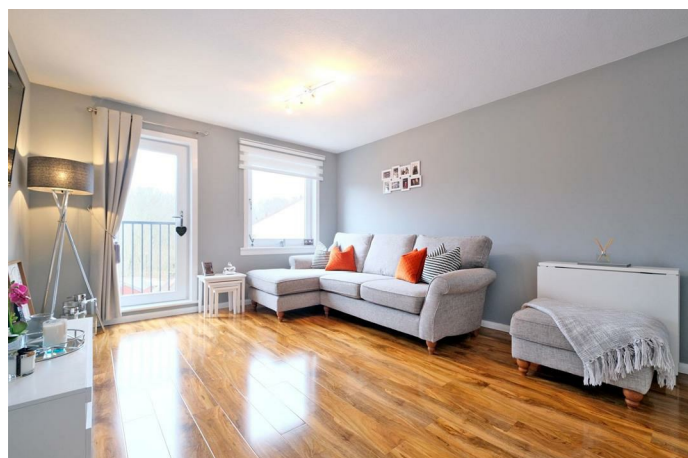


Simple Approach



Estate Agents



**9 Eigie Walk, Aberdeen
Aberdeenshire AB23 8WF**

Offers over £94,950

Simple Approach are delighted to offer this well located one Bedroom Upper floor flat to the Aberdeenshire market. This property has been beautifully finished throughout and consists of a charming entrance hall which gives access to the bright and airy stairwell leading to the living accommodation. The landing itself is impressive, boasting three large cupboards, two of which are walk-in, and a large partially floored loft space which creates fantastic storage options. The sizeable, stylish lounge is flooded with natural light and completed with laminate flooring and tasteful decoration. In addition this fabulous room also benefits from a balcony which adds character and charm. The neutrally decorated kitchen comes complete with the white goods which will be desirable to any potential first time buyers. The bedroom is elegantly finished in delicate grey tones with a delightful feature wall and hosts an array of space for free standing furniture, creating a relaxing atmosphere to unwind. A stylish family bathroom with fabulous furnishings completes the internal accommodation. Outside, a shared patio is fully enclosed for added privacy and benefits from a dedicated bin storage area and a sizeable outdoor cupboard which offers additional storage space.

Entrance Hall

2'11" x 12'5" (0.89 x 3.81)

Lounge

11'8" x 14'4" (3.58 x 4.37)

Kitchen

8'2" x 10'0" (2.49 x 3.05)

Landing

10'7" x 10'9" (3.25 x 3.3)

Bedroom

8'5" x 12'9" (2.59 x 3.89)

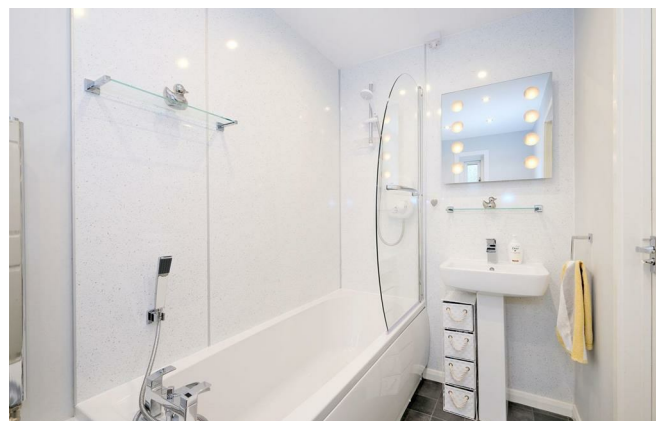
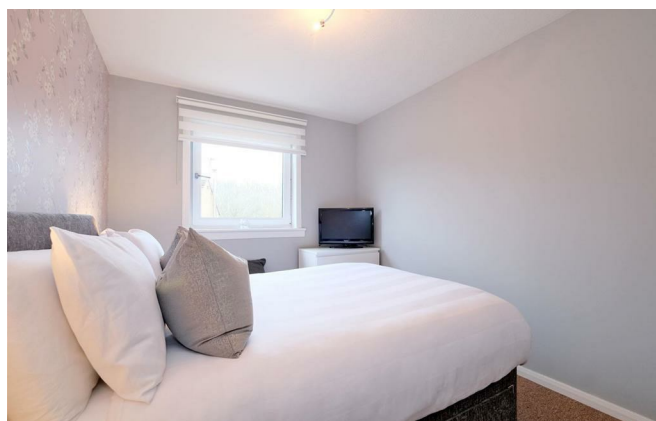
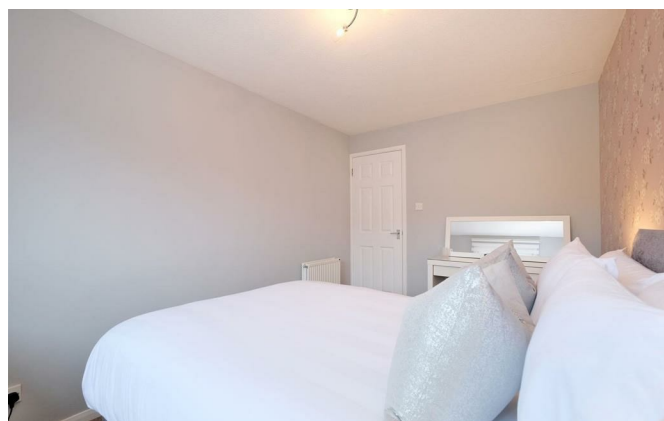
Bathroom

5'2" x 9'1" (1.58 x 2.79)

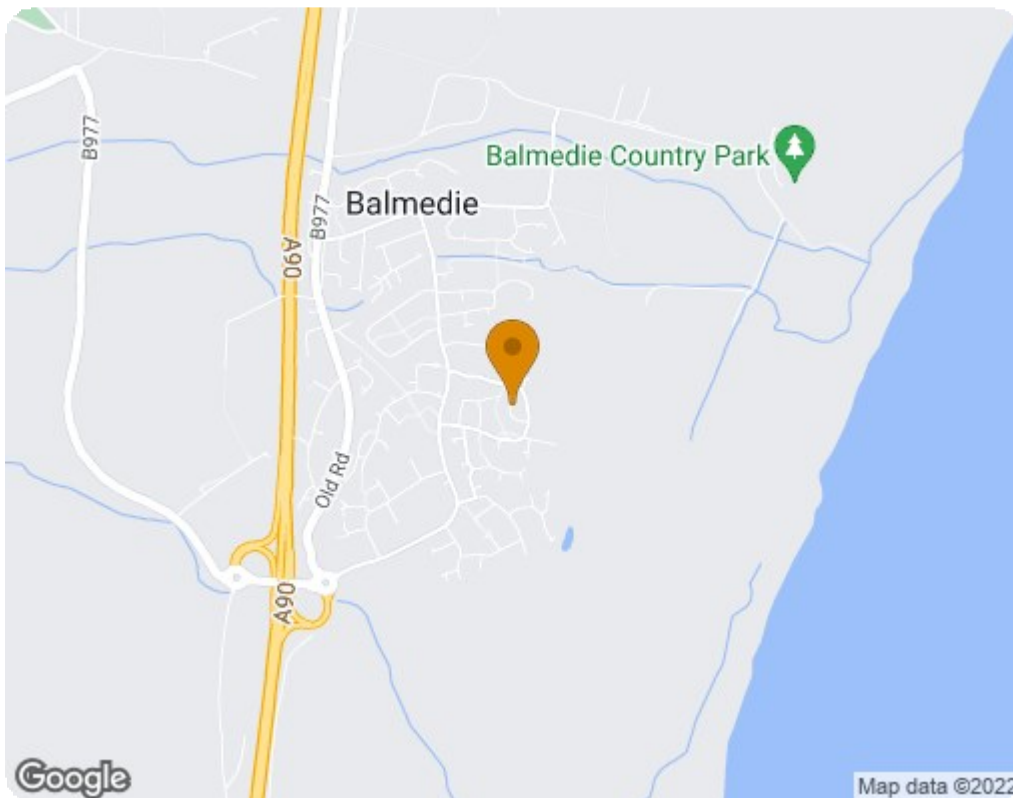




- Ideally Located in Popular Beach Suburb of Balmedie
- Stylish Decoration Throughout
- Impressive Lounge with Balcony
- Modern Bathroom with Shower Facility
- Well Appointed Kitchen
- Shared Outdoor Patio Area



9 Eigie Walk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	