

33 Murray Terrace, Aberdeen, AB11 7SA

£260,000



Full Description

Spacious four bedroom, self-contained upper apartment is situated in a very popular location in the Ferryhill area of Aberdeen City. This well-presented apartment forms two upper floors of a traditional granite building enjoys benefits such as gas heating, double glazing and would be a great purchase for professionals or families. The accommodation comprises of: entrance hallway, large lounge with a beautiful bay window and open fire place; good

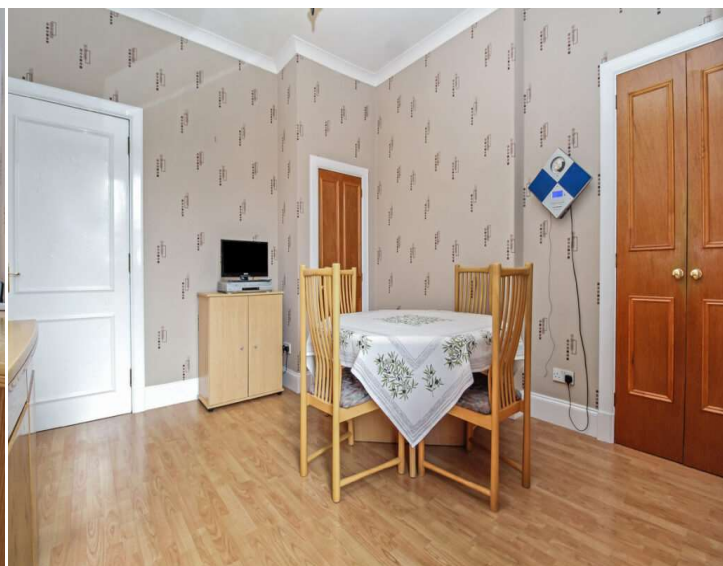
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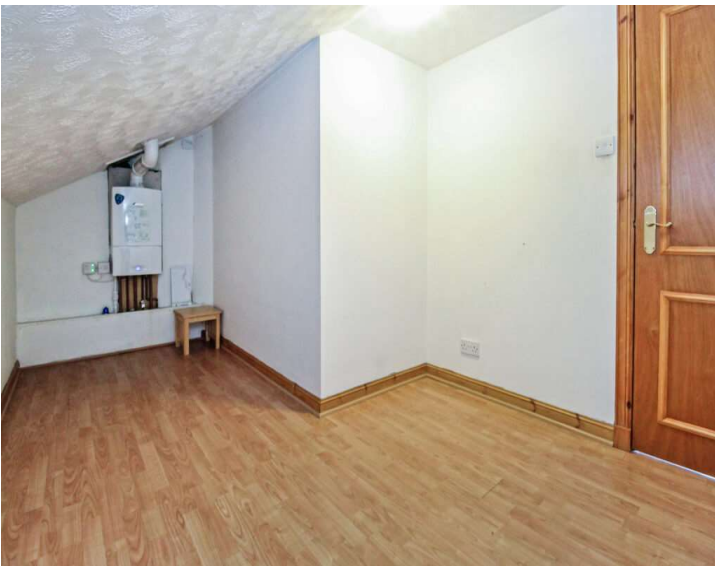
T: 0330 1333 403

E: info@thistlestateagents.co.uk

sized sitting room/ dining room with access to the kitchen and staircase to the rear garden; fitted kitchen with a range of integrated appliances including gas hob, electric oven and freestanding dishwasher, washing machine, fridge/ freezer; four double bedrooms two with large built-in wardrobes; a family shower room with a contemporary white suite and excellent built-in storage; another bathroom with a three piece white suite with a shower over a corner bath and a large storage cupboard; extensive storage room where the combi boiler is located. Externally an extensive rear garden with a shed which will remain as part of the sale, also 2 outbuildings, ample on street parking is available on this incredibly quiet street. All light fittings, floor and window coverings are included in the sale of the property. Viewing for this property is highly recommended to appreciate the property on offer. Murray Terrace is situated in a quiet residential street just a short walk from Duthie Park. This Ferryhill location has an array of local amenities close by such as restaurants, shops, cafes and so much more within easy walking distance. Beautiful walks at the River Dee. Regular transport links gives access to the rest of the city. Nurseries, Primary and Secondary schooling all nearby.













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	76
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	65	73
England, Scotland & Wales	EU Directive 2002/91/EC 	





Ground Floor

Floor area 3.0 Floor area 83.0 sq. m. (893 sq. ft.) approx
 sq. m. (32 sq. ft.) approx



Second Floor

Floor area 50.0 sq. m. (538 sq. ft.)
 approx

Total floor area 136.0 sq. m. (1,464 sq. ft.) approx

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