

POLWARTH

FLAT 2F3 4 FOWLER TERRACE OFFERS OVER £90,000

Well presented, west facing second floor flat (Entryphone Buzzer 7) in traditional, refurbished stone-built tenement. The property is close to excellent local amenities including Fountain Park leisure centre and has easy access to and from the city centre by public transport. The accommodation comprises:- Entrance hall with two cupboards off. Lounge with twin corner windows open plan to fully fitted kitchen, large Double bedroom and good sized shower room. Fresh decoration throughout. Shared rear green. Entryphone access. Free parking in street.

VIEWING

Thursday 7pm-9pm Sunday 2pm-4pm Or tel 01383 726782



Entrance hall (9'5" x 3'10")

Provides access to all accommodation. Large Walk in cupboard with double power point providing plenty storage and housing hot water tank. Further shelved cupboard. Meters at high level and high level shelf. Entry phone handset. Single power point. Fitted carpet.

Living room/Kitchen

Living room (15'4" x 13'3")



Bright living room with corner windows to south west and west. Central ceiling light. Alcove and low level shelf. Television aerial. Five double points. Wall shelf. Fitted carpet.

Kitchen (6'8" x 7'6")



Fully fitted, raised kitchen with ample base and wall units. Stainless steel sink and drainer. Tiled splash backs. Ceiling light. Three double power points at upper level plus dedicated points at lower level. Automatic washing machine, electric cooker and fridge included. Immersion heater switch. Linoleum floor.

Bedroom (11'3" x 14'2" plus window recess)



Large double bedroom with window to front. Three double power points. Central ceiling light. Curtain rail. Fitted carpet.

Shower room (7'6" x 3'7")

Three piece white suite. Extractor fan. Twin spotlights in ceiling. High level shelves. Wooden fittings. Tiled splashback to sink. Fully tiled shower cubicle with Mira electric shower. Curtain rail. Laminate wood effect linoleum floor.

Externally

Shared rear green.

Extras

Fitted carpets, Hotpoint Aquarius automatic washing machine, Creda Consort electric cooker, Hotpoint Iced Diamond fridge. Other items are available by separate negotiation.

Finlaysons

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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