

Thistles

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22 Merkland Road East (GFR), Aberdeen, AB24

£62,500



Full Description

Well presented, Ground floor one bed flat is available for sale in Merkland Road East just of the King Street area of Aberdeen City. The accommodation is ready to move into and comprises of: an entrance hallway; spacious lounge with space for a dining table; fitting kitchen with a range of appliances including integrated electric ceramic hob, oven and fan, freestanding fridge, washing machine; double bedroom with rear facing window; shower room with 3 piece white suite. Externally there is parking available on street. The property enjoys benefits of gas heating and double glazing. Merkland Road East is located with in easy walking distance to Aberdeen University, Aberdeen Royal Infirmary (ARI) and City centre. Easy access to other areas of the city on King street with local and regular bus links. The area has an

Features

- Spacious Accommodation
- Ample On Street Parking
- Lounge With Space For Dining Table
- Gas Heating
- Double Glazed
- Fitted kitchen
- Shower room

array of local amenities include local shops, bars, restaurants, Aberdeen's sports village and many more.

Contact Us

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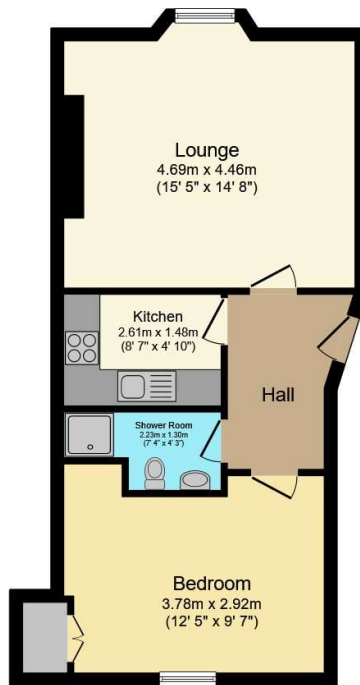


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan

Floor area 48.9 sq.m. (526 sq.ft.) approx

Total floor area 48.9 sq.m. (526 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX