

**Flat C, 31 Springbank Terrace,  
Aberdeen, AB11 6LR**

**Price Around  
£188,000**

ASPC ref : 330785

 2  1  1 55 m<sup>2</sup> EPC **E** Council Tax Band **C**



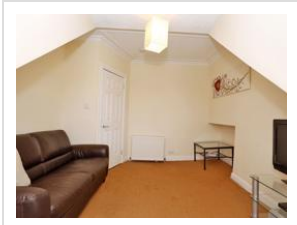
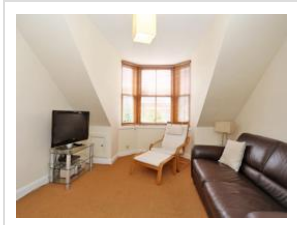
**Arrange a viewing**

 **01224 428100**  
(Peterkins)

**Peterkins**  
(Property Sales) 100 Union Street  
Aberdeen  
AB10 1QR

**Email:**  
propcen@peterkins.com

**Website:**  
<http://www.peterkins.com>



Property features:

 Central heating	 Parking
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**SPACIOUS TWO BEDROOM TOP FLOOR FLAT**

Living room with a Bay style window. Fitted kitchen including appliances. 2 Double bedrooms. Bathroom with an overbath shower. Gas central heating. Double glazing. Parking space

EPC: E

**description:** Early viewing is highly recommended to appreciate the spacious interior of this period granite top floor apartment situated in a sought after City location. The discerning purchaser will no doubt be impressed by the generously proportioned apartment which has been decorated and finished to the highest standard. The accommodation comprises: entrance hall; living room; fitted kitchen with appliances; bathroom with an overbath shower; 2 double bedrooms. All quality fitted flooring, light fittings, blinds and curtains will be included in the sale. All items of furniture, crockery etc may be purchased by separate negotiation. Heating is provided by a gas central

heating system and all windows are double glazed. Outside there is a parking space at the rear of the building.

**location:** Springbank Terrace is located in the heart of the City centre with a huge range of amenities nearby including public transport services, health clubs and a range of restaurants, bars and cafes. Shopping facilities are well catered for with a range of local shops and various shopping malls within easy walking distance.

**directions:** Travelling west along Union Street turn left into Bon Accord Street. At the bottom of the hill turn left on to Springbank Terrace and No 31C is located on the right hand side of the road.

**entrance:** The entrance is shared with the ground floor flat and accessed via a security entry system.

**hall:** The central hall leads to all accommodation; wall mounted security entry handset; pendant light fitting; fitted carpet; radiator.

**living room:** 14'9x10'5 (4.49mx3.17m) Tastefully presented living room with a Bay style window fitted with a wooden 'Venetian' blind situated to the front of the building; pendant light fitting; fitted carpet; radiator.

**kitchen:** 10'4x9'7 at widest points (3.14mx2.92m) Well equipped kitchen fitted with an excellent range of modern base and wall mounted units linked by coordinated work surfaces and splashback tiling; built in oven; gas hob; chimney cooker hood; stainless steel sink and drainer with a mixer tap; integrated fridge, freezer, washer/dryer and dishwasher; spotlights; vinyl flooring; radiator.

**bathroom:** Stylish bathroom fitted with a white suite comprising: shaped bath complete with an overbath mixer shower and glass screen; coordinated splashback tiling; wall mirror; shaver point; extractor fan; spotlights; ceramic floor tiles; under floor heating; chrome ladder style radiator.

**bedroom 1:** 10'10x17'8 narrowing to 11'6 (3.30mx5.38m narrowing to 3.50m) Appealing double bedroom with a Bay style window fitted with roller blinds situated at the rear of the flat; built in storage cupboard; ceiling cornice; pendant light fitting; fitted carpet; radiator.

**bedroom 2:** 11'2x7'4 (3.40mx2.23m) The second double bedroom has a Bay style window fitted with wooden 'Venetian' blinds situated at the front of the flat; built in storage cupboard; pendant light fitting; fitted carpet; radiator.

**parking:** Parking space at the rear of the building.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/330785/Flat-C--31-Springbank-Terrace/Aberdeen/>

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