

**Flat 4, 67 John Street,
Aberdeen, AB25 1LP**

**Fixed Price
£145,000**

ASPC ref : 333895

 2  1  1 47 m² EPC **C** Council Tax Band **TBC**



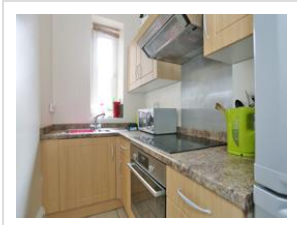
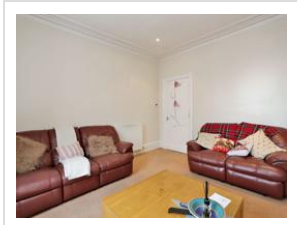
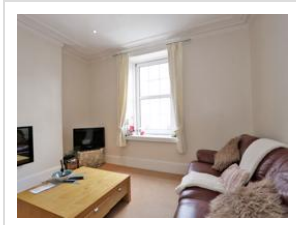
Arrange a viewing

 **01224-623400**
(Alex Hutcheon + Co)

Alex Hutcheon + Co
248 Union Street (Sales)
Aberdeen
AB10 1TN

Email:
mail@mortgageandproperty.co.uk

Website:
<http://www.mortgageandproperty.co.uk>



Property features:

- 
Central heating
- 
Garden
- 
Parking

In excellent condition, we have pleasure in offering for sale this highly desirable **TWO BEDROOM SECOND FLOOR FLAT** forming part of a traditional granite property with the communal areas protected by a Security Entry System. The flat itself is in ready-to-move into condition and would make an excellent first time purchase or buy-to-let investment. Desirable features include the stylish Lounge which has been further enhanced by a contemporary wall mounted fireplace and decorated in soft neutral tones to suit all tastes. The well appointed Kitchen is fitted with a range of Beech effect wall and base units and both Bedrooms are well proportioned and provide ample space for a wide range of furniture. Completing the accommodation is the lovely Shower Room with double shower cubicle with mains shower, w.c. and wash hand basin set within a vanity unit. Worthy of mention is the tiled flooring in the Hall, Kitchen and Shower Room along with the Georgian windows to the front which are exceptionally large drawing in ample natural light and enhancing the feeling of spaciousness. All fitted floor coverings, curtains, blinds and light fitments are to be included in the sale price. Viewing of this charming property is strongly recommended to appreciate fully the level of accommodation on offer and convenient location.

John Street is located in the heart of the City Centre within walking distance of the excellent local amenities and provides easy access to

most parts of the City with excellent public transport facilities nearby.

DIRECTIONS From Union Street turn onto Union Terrace and at the traffic lights turn right, take the first left onto Blackfriars Street then first left onto Charlotte Street, turn right onto John Street and number 67 is a short distance ahead on the right hand side.

THE ACCOMMODATION COMPRISES:-

HALL: Entered via a solid wooden exterior door, the welcoming Hall provides access to all accommodation and has been enhanced by attractive tile effect flooring. Built-in storage cupboard.

LOUNGE: 15' x 13'7" approx. The stylish Lounge exudes a light and airy ambiance with a large Georgian style window overlooking the front of the property. The focal point of this room is the contemporary wall mounted fireplace and traditional features include the high and skirtings and cornicing.

KITCHEN: 8'11" x 4'6" approx. The well appointed Kitchen is fitted with a range of Beech effect wall and base units and work surfaces incorporating the stainless steel 1½ bowl sink and drainer. Stainless steel splashback behind the hob. The integrated Oven, Hob, Hood and free standing Fridge Freezer are to be included in the sale price. Tiled flooring.

BEDROOM ONE: 14'8" x 9' approx. Bedroom One is exceptionally spacious as seen by the dimensions and overlooks John Street via a large Georgian style window. High skirtings. Cornicing. The free standing Wardrobes will remain.

BEDROOM TWO: 12'4" at longest x 7'9" at widest approx. A good sized Second Bedroom to the rear of the property. High skirtings.

SHOWER ROOM: 8'4" x 4'6" approx. This lovely Shower Room is fitted with a three piece suite comprising double shower cubicle with mains shower, w.c. and wash hand basin set within a vanity unit providing ample storage below. Shaver point. Heated towel rail. Tiled flooring.

GENERAL: Exclusive secured Cupboard located in the communal hall which houses the automatic washing machine and tumble dryer.

(OUTSIDE)

GARDEN: There is a communal Garden located to the rear of the property.

EPC BANDING: C

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

<https://www.aspc.co.uk/search/property/333895/Flat-4-67-John-Street/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.