

**50 St. Clair Street,  
Aberdeen, AB24 5AJ**

**Price Around  
£155,000**

ASPC ref : 340355

 2  1  1 56 m<sup>2</sup> EPC  Council Tax Band 



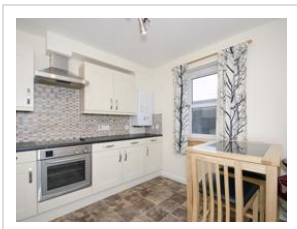
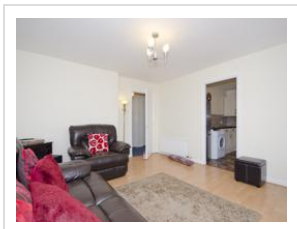
**Arrange a viewing**

 **01224 623040**  
(Gavin Bain & Co.)

**Gavin Bain & Co.**  
432 Union Street  
Aberdeen  
AB10 1TR

**Email:**  
info@gavin-bain.co.uk

**Website:**  
<http://www.gavin-bain.co.uk>



Property features:

 Central heating	 Parking
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We are delighted to offer for sale this most attractive, **two bedroom, top floor apartment** which forms part of a very well maintained block within a small development, which enjoys a particularly central location within the city. Offering a generous level of immaculately presented accommodation, benefits include gas fired central heating, full double glazing, excellent built-in storage facilities, a door entry system, and ample residents' parking within a secure car park. The neutral décor is complemented by a combination of practical floor coverings which will be included in the sale, along with the entire contents if required, and the accommodation comprises: welcoming entrance hall with storage cupboards; comfortably proportioned front facing lounge with direct access to the bright, well equipped dining kitchen; two good sized double bedrooms each benefiting from built-in, mirror fronted wardrobes; and a stylish, upgraded shower room fitted with contemporary white sanitary ware and vanity units. The communal areas within the development, which include attractively landscaped grounds, are very well maintained under a factoring agreement and interior viewing is genuinely recommended.

**LOCALITY:** The development is situated within easy walking distance of the City Centre, train station, bus depot, and Aberdeen University's Campus at Old Aberdeen. Aberdeen Sports Village and Aquatics Centre, and a "Morrisons" supermarket are close by, as are

the wide and varied leisure facilities at Aberdeen Beach which include popular restaurants, an ice rink, leisure centre with swimming pool, and a multi-plex cinema. Aberdeen International Airport, and the oil related offices at Bridge of Don and Dyce are easily accessible, and a regular public transport service provides access to other parts of the city.

## ACCOMMODATION

**ENTRANCE HALL:** Welcoming entrance to the home featuring neutral décor with contrasting carpet, and benefiting from a shelved linen cupboard with light which houses the gas meter. Hatch access to partially floored loft space. High level cupboard housing the electricity fusebox. Smoke detector. Wall mounted door entry handset.

**LOUNGE:** 14'5" x 12' approx Comfortably proportioned lounge with front facing window which offers a pleasant outlook. Television aerial point with satellite connection. Metal/glass ceiling light. Laminate wood flooring.

**DINING KITCHEN:** 10'10" x 9'4" approx Again located to the front of the home, the bright kitchen is equipped with a range of cream coloured shaker style units complemented by brushed steel handles, contrasting black work surfaces, and splashback tiling. 1.5 stainless steel sink and drainer with mixer tap. Ceramic hob with chimney style extractor hood above, and electric oven/grill below. The "Hotpoint" washing machine and "Zanussi" fridge/freezer will remain. Wall mounted central heating boiler. Space for table and chairs. Curtains fitted to wooden pole. Vinyl tile effect flooring.

**DOUBLE BEDROOM 1:** 11'6" x 9'6" approx Enjoying a quiet aspect to the rear with open view of the surrounding neighbourhood. A large built-in wardrobe finished with mirror fronted wardrobes provides generous hanging and shelving facilities. Wall mounted TV, which will remain. Central light fitting. Co-ordinating curtains and carpet.

**DOUBLE BEDROOM 2:** 11'6" x 7'5" approx Also rear facing and benefiting from a built-in wardrobe fitted with hanging rail and shelf. Wall mounted TV. Central ceiling light. Curtains fitted to wooden pole. Carpeted floor.

**SHOWER ROOM:** Stylish, upgraded shower room fitted with contemporary sanitary ware in white, comprising: wc with recessed cistern, and counter-sunk wash basin with chrome mixer tap, both housed within a walnut effect vanity unit; and walk-in double width shower enclosure fitted with wet wall panelling, chrome mains powered shower, and glass screen. Chrome ladder style radiator. Chrome recessed downlighters and extractor fan. Laminate slate tile effect flooring.

**OUTSIDE:** Very well maintained communal hall and staircase with shared storage cupboard at ground floor level. Bin Store. Water Tap. Landscaped Grounds. Factored Development.

**DIRECTIONS:** From the east end of Union Street turn left onto King Street. Travel for through the traffic lights, then turn second left into St Clair Street where number 50 is located within a block on the left hand side of the road.

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

<https://www.aspc.co.uk/search/property/340355/50-St-Clair-Street/Aberdeen/>

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