

48 Albert Street,  
Aberdeen, AB25 1XS

Price Around  
£180,000

ASPC ref : 341245

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 1  
 75 m<sup>2</sup>  
 EPC **D**  
 Council Tax Band **D**



Arrange a viewing

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(Andersonbain LLP)

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Property features:



Central heating



Garden



Parking

## Description

Situated within a traditional granite tenement which entry is gained by a security entry system, we present for sale this exceptionally spacious **two bedroom top floor apartment** which will appeal to first time buyers and letting investors. The property is situated in a popular location close to the City Centre, offers generous well proportioned accommodation and amongst its added features, benefits from gas central heating, double glazing and large loft space.

- Spacious Top Floor Flat
- 2 Generous Bedrooms
- Gas C.H & D.G
- City Centre Location
- Security Entry System

The **bright and airy accommodation** comprises entrance hallway with large walk-in storage cupboard (fitted with

shelving) and separate utility cupboard, generously proportioned lounge with period fireplace and attractive corner window providing an open outlook over the city, fully fitted kitchen with ample space for dining furniture and feature window seat enjoying views of the city, two excellent sized double bedrooms. The bathroom features attractive wall/floor tiling and is fitted with a white three piece suite with separate double shower enclosure.

The property is to be sold inclusive of all floor coverings, curtains, blinds, light fittings and shades together with all kitchen white goods including a Zanussi washing machine and tumble dryer in utility cupboard, large fridge/freezer and Zanussi dishwasher in the kitchen.

**Location** Albert Street is situated in an area which is well served by local shops both in nearby Union Street and in the main Rosemount shopping area and by public transport facilities. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location being particularly convenient for Foresterhill Hospital and also being only a short walk from the west end of Union Street, with its pubs, clubs, restaurants and leisure facilities.

## Accommodation comprises

ENTRANCE HALLWAY: 16'6" x 3'10"

WALK-IN CUPBOARD: 3'10" x 3'8"

LOUNGE: 17'5" x 12'10"

DINING KITCHEN: 12'7" x 11'5"

BEDROOM: 14'9" x 10'0"

BEDROOM: 14'9" x 9'1"

BATHROOM: 10'6" x 9'6"

Externally, ample on street parking is available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. The property further benefits from a fully enclosed area to the rear with shared patio area and exclusive outhouse.

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

<https://www.aspc.co.uk/search/property/341245/48-Albert-Street/Aberdeen/>

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