

Flat B, 52 Commerce Street, Aberdeen, AB11 5FP

Price Over
£79,950

ASPC ref : 343512

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 1
 50 m²
 EPC **C**
 Council Tax Band **A**



Arrange a viewing

Below Home Report Valuation

01224-564636

(Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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AB11 6BX

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Property features:



Situated only a short walk from the city centre and its excellent range of amenities including shops, restaurants and recreational activities as well as public transport links across the city and beyond, we are delighted to offer for sale this completely refurbished **one bed roomed flat** which occupies the second floor of a traditional granite building. Worthy of particular note are the excellent storage facilities available within the exclusive cellar and half landing store, and the shared parking to the rear of the building. Internally, the flat is of excellent proportions and comprises a welcoming entrance hall which leads onto the bright lounge with decorative electric fire and continues through to the stylish kitchen with ample space for dining. Overlooking the front is a generous double bedroom with excellent built-in storage and finally, there is a centrally set, contemporary shower room. The property is further enhanced by a new central heating boiler. This attractive property will undoubtedly be of appeal to first time buyers and buy to let investors, therefore early viewing is genuinely recommended to appreciate the stylish accommodation and convenient location on offer.

Commerce Street lies a short walk to the south of Union Street in the Harbour area of the City. Aberdeen's main thoroughfare with its wealth of amenities including restaurants, shops and recreational facilities are all within striking distance as is Aberdeen's renowned Union

Square. Excellent public transport links across the city and beyond are accessible close by with both the railway and bus station located at Union Square. Lovely coastal walks along Aberdeen beach are only a short distance from the property too.

Communal Hall A security entry door leads into the communal hallways which are neat and tidy with large windows to the rear and ample additional lighting. The property enjoys the exclusive use of a secure cellar within the large basement and a half landing cupboard.

Entrance Hall A natural wood door allows access into this bright hallway which boasts fresh décor and warm carpeting giving a most welcoming feel. The fuse box and electric meter are concealed at ceiling height and traditional panelled doors lead onto all of the accommodation. Security entry handset. Thermostat.

Lounge 13'10" x 13'8" [4.23m x 4.06m] approx. Overlooking the front of the property is this generously proportioned lounge which is flooded with natural light enhancing the crisp white tones and the co-ordinating carpeting. The room is focussed around a modern electric fire with traditional features such as decorative corning and extra height skirtings. Telephone point.

Dining Kitchen 13'2" x 12'11" [4.03m x 3.95m] approx. This newly upgraded kitchen is to the rear and offers ample space for a dining table. It is fitted with an excellent range of base and extra height wall units in a contemporary mix of gloss grey and white, edged with splashback tiling and topped with a co-ordinating rolltop work surface incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include a gas hob with chimney extractor above and oven with grill, the free standing fridge/freezer and washing machine will also remain. A cupboard conceals the new boiler and there is high level storage.

Bedroom 13'10" x 8'9" [4.22m x 2.67m] approx. Naturally bright from a large window to the front, this spacious double room has complementing neutral décor, carpeting and decorative corning. Excellent storage is provided by a deep cupboard and there is ample floor space for required free standing furniture.

Shower Room 8'5" x 4'7" [2.58m x 1.41m] approx. at widest Centrally set, this stylish shower room has been upgraded with a modern white suite which comprises a w.c., pedestal wash hand basin and double shower enclosure with glass sliding door and mains pressure unit. Finishing touches include extensive tiling to the walls, tiled effect floor and large wall mounted mirror. Extractor.

Outside The property has the shared use of a secure/locked parking area to the rear of the building.

Notes Gas central heating. Double glazing with transferrable warranty. EPC=C. The subjects will be sold inclusive of all fitted floor coverings and light fittings along with the integrated appliances and free standing white goods.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/343512/Flat-B--52-Commerce-Street/Aberdeen/>

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