

Flat 3, 52 Dee Street, Aberdeen, AB11 6DS

Fixed Price
£97,500

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 47 m²
 EPC C
 Council Tax Band D



Contact Solicitor

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Features

Description

Located within the heart of the City Centre, this particularly bright, **two bedroom apartment** is situated on the first floor of a traditional, granite building. Enjoying the comforts of gas fired central heating, double glazing, and a door entry system, of further appeal is an exclusively owned parking space within a residents' car park at the rear of the property. The communal areas are well maintained under a factoring arrangement, and interior viewing is recommended. The entire contents as seen in the property may be included in the sale, and the rooms comprise: entrance hall; comfortably proportioned lounge; well equipped kitchen; two good sized double bedrooms, each benefiting from built-in wardrobe facilities; and a bathroom fitted with modern, white 3-piece suite and over-bath shower.

Location Perfectly located to enjoy the wealth of amenities available in the City Centre, which include numerous retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot are all within a short walk of the property, whilst the oil related offices at Tullos and Altens are also within easy reach.

Directions

From Union Street turn onto Dee Street where number 52 is located mid-way along on the right hand side of the road.



Accommodation comprises

Hall: Carpeted entrance to the home. Wall mounted door entry handset. Smoke detector and telephone point.

Lounge: 4.49m x 3.68m (14'9" x 12'1") approx. Comfortably proportioned lounge with open aspect to the front of the property. Cupboard housing electricity meter/fusebox. Television aerial and telephone points. Ceiling lamp. Roller blind and curtains fitted to the window. Carpet.

Fitted Kitchen: 2.84m x 1.93m (9'4" into window x 6'4") approx. Bright kitchen, well equipped with floor and wall units, and co-ordinating worktops. Stainless steel sink and drainer, above which is a rear facing window enjoying an open outlook to the rear. Built-in electric hob with integrated extractor hood above, and electric oven/grill below. The washer/dryer and refrigerator will remain. Spotlight fitting and extractor fan. Vinyl wood effect flooring.

Double Bedroom 1: 3.58m x 2.43m (11'9" x 8') approx. Enjoying a quiet aspect to the rear of the property and benefiting from a mirror-fronted wardrobe. Curtains fitted to wooden pole. Carpet.

Double Bedroom 2: 2.87m x 2.51m (9'5" x 8'3") approx. This time front facing, and again with built-in mirror-fronted wardrobe. Roller blind and curtains. Carpeted floor.

Bathroom: Fitted with a modern, white 3-piece suite, electric over-bath shower and glass screen. Mirror-fronted medicine cabinet. Chrome towel rail. Shaver socket. Extractor fan. Surface mounted glass ceiling light. Vinyl flooring.

(Outside)

Tidy communal stairwell with security lighting. Designated parking space to the rear in residents' car park.

View this property here

<https://www.aspc.co.uk/search/property/347424/Flat-3--52-Dee-Street/Aberdeen/>

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