

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

Fixed Price
£149,000

ASPC ref : 347424

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



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:



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.

LOCALITY: 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.

ACCOMMODATION

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

LOUNGE: 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: 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: 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: 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.

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

Disclaimer: Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.

View this property on aspc.co.uk:

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