

**43g Ashvale Place,
Aberdeen, AB10 6QJ**


**Fixed Price
£107,000**

ASPC ref : 351211

 1  1  1 37 m² EPC **F** Council Tax Band **A**



Arrange a viewing

 **01224 456789**
(Andersonbain LLP)

Andersonbain LLP

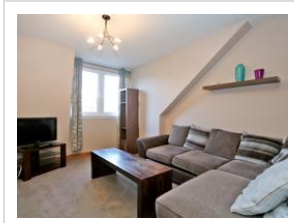
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

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Property features:



Situated on the **top floor** of a substantial granite tenement building protected by a security entry system, we present for sale this attractive **one bedroom flat** which would make an ideal purchase for first time buyers or those looking for a buy to let investment. The bright and airy accommodation is well proportioned, tastefully presented and boasts electric heating together with double glazing.

- Attractive Top Floor Flat
- 1 Double Bedroom
- Electric Heating & D.G
- Ideal 1st Time Buy
- Security Entry System

The accommodation comprises welcoming entrance hallway, front facing lounge, modern fitted kitchen with large built in cupboard and excellent sized double bedroom with wall to wall built in wardrobe. The centrally located bathroom is fitted with a white three piece suite

incorporating a shower over the bath. Externally, ample permit parking is located to the front and the property also benefits from a shared garden to the rear. The property also benefits from a private basement storage. The property is to be sold inclusive of all carpets, curtains, blinds, light fittings and shades together with all kitchen white goods.

Ashvale Place is located just a short walk from Aberdeen's Union Street and the vibrant city centre, where plentiful neighbouring amenities include shopping, recreational, and leisure facilities, reputable restaurants, bars, and an excellent public transport network, ensuring easy access to the universities and other areas of the city. The Mall at Union Square, the train station, and bus depot are also located close by. The property is also a short distance from the Deeside Way, Duthie Park and River Dee for cycling/walking/running.

ENTRANCE HALLWAY: 6'2" x 4'6"

LOUNGE: 13'1" x 10'9"

KITCHEN: 11'8" x 5'8"

BEDROOM: 9'2" x 9'1"

BATHROOM: 7'10" x 5'8"

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

<https://www.aspc.co.uk/search/property/351211/43g-Ashvale-Place/Aberdeen/>

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