

40 Porthill Court,
Aberdeen, AB25 1DU

**Price Over
£80,000**

ASPC ref : 352590

 2  1  1 71 m² EPC **D** Council Tax Band **A**



Arrange a viewing

 **07411 398793**
(Justas)

 **01224-572777**
(James & George Collie)

James & George Collie

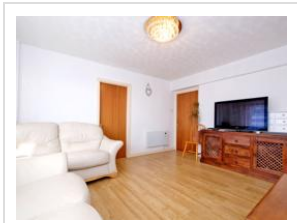
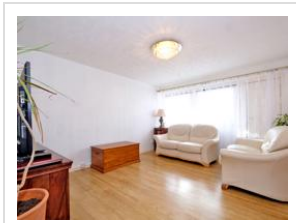
450 Union Street (Sales)
Aberdeen
AB10 1TR

Email:

p.sales@jgcollie.co.uk

Website:

<http://www.jgcollie.co.uk>



Property features:



We bring to the market this spacious **TWO BEDROOM MAISONETTE** situated on the fifth and sixth floor of a City centre high rise building. Boasting sea views, secure entry system, double glazing and electric heating this generously proportioned property is presented in a good condition. Ideally located for the North East College and the City Centre.

The accommodation comprises: A hallway which provides access to the two double bedrooms, the staircase and a large walk in cupboard which houses the electric fuse box and meter; the two bedrooms are of generous size one of which benefits from a built in wardrobe and the other gives access onto the communal balcony. The staircase leads to the first floor landing which boasts a large storage cupboard with sliding doors; the lounge diner provides ample space for soft and dining furniture and also access on to the exclusive balcony allowing excellent City centre views; the kitchen is fitted with a good range of walnut style base and wall units with glass effect work surfaces and splash back, stainless steel sink, integrated ceramic hob with electric oven below, under counter washing machine and a free standing fridge freezer (all goods to remain as part of the sale), two storage cupboards one of which houses the hot water tank; the bathroom is fitted with a modern three piece white suite comprising a bath with an electric shower over, rectangular hand basin and a WC.

Outside: The communal hallway provides access to two lifts and a stairwell which is serviced by Aberdeen City Council, an adjacent wash room has washing facilities. The rear of the building has limited parking facilities and does require a parking permit will be required this will also allow parking on the street.

Mortgage restrictions may apply.

Area: Porthill Court is located in the popular Gallowgate area of Aberdeen, well situated for access to the North East College and also Aberdeen University. Within walking distance is George Street which in turn leads to the Bon Accord Centre and through to Union Street where there is a variety of shops, recreational and leisure facilities. The area also gives access to Aberdeen Beach and there is a good selection of public transport facilities making many areas of Aberdeen easily accessible from this property.

Directions: Travelling East along Union Street turn left onto Broad Street. Continue straight over the first set of traffic lights which takes you onto the Gallowgate and Porthill Court is situated on the right hand side directly opposite the college.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/352590/40-Porthill-Court/Aberdeen/>

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