

**583 George Street,
Aberdeen, AB25 3XR**

**Fixed Price
£86,000**

ASPC ref : 352591

1
 1
 1
 44 m²
 EPC **E**
 Council Tax Band **A**



Arrange a viewing

07525211448

(Wood)

Gavin Bain & Co.

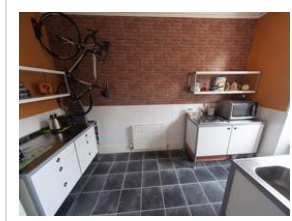
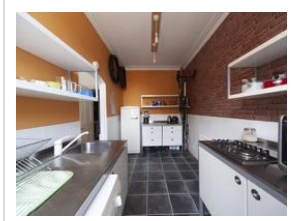
432 Union Street
Aberdeen
AB10 1TR

Email:

info@gavin-bain.co.uk

Website:

<http://www.gavin-bain.co.uk>



Property features:



Enjoying a popular location, within walking distance of the Aberdeen University and city centre and close to the Aberdeen Royal Infirmary, we are pleased to offer for sale this delightful **one bedroom first floor flat** forming part of a traditional granite property with the communal areas protected by a security entry system. The flat itself has been upgraded to a high standard by the current proprietor and is exceptionally bright and airy with high ceilings and large windows throughout drawing in ample natural light and enhancing the feeling of spaciousness. Boasting many special features including the beautifully appointed kitchen with free standing modern base units and providing space for dining and, along with the charming lounge. Outside, there is a communal garden to the rear. Benefitting from gas central heating and double glazing, all fitted floor coverings, curtains and light fitments are to be included in the sale price. The subjects would make an excellent purchase for the discerning buyer looking to acquire a city centre property ready to move into and early viewing is advised.

LOCALITY: George Street is ideally located for the Aberdeen University and city centre which boast a wide range of shopping and recreational facilities, along with excellent restaurants, bars and clubs. In addition Aberdeen Beach is within walking distance and there is

excellent public transport to and from various parts of the city.

ACCOMMODATION

HALL: The hall provides access to most accommodation. Wood effect laminate flooring. Coat hooks and pegs. Security entry handset.

LOUNGE: 13'11" x 12'10" approx. The charming lounge is exceptionally bright and airy with a large window to the front drawing in ample natural light. Shelved alcoves. Tasteful décor. Carpet. High skirtings. Cornicing. T.V point. An archway leads to the kitchen.

DINING KITCHEN: 14' x 7'2" approx. A beautifully appointed kitchen, with free standing modern base cream units and stainless steel work surfaces incorporating the stainless sink. The two ring hob, free standing convection microwave oven, fridge/freezer and automatic washing machine are to remain, along with the shelving. Space for dining. Feature brick effect wall with tiling to dado level on remaining walls. Grey slate tile effect laminate flooring.

DOUBLE BEDROOM: 12'4" x 12'1" approx. Situated to the rear, the double bedroom has been freshly decorated and provides ample space for a range of free standing furniture. Recessed shelving. Open wardrobe with curtain providing hanging space and storage. Cornicing. Carpet.

BATHROOM: The lovely bathroom is fitted with a white three piece suite comprising bath with electric "Mira" shower over, wc and wash hand basin. Attractive tiling around the bath and wash hand basin areas. Wall mounted medicine cabinet with mirror doors. Tiled flooring.

OUTSIDE: There is a communal garden to the rear, along with an exclusive cellar. Shared storage cupboard in hall.

DIRECTIONS: Travelling north along George Street, the property is situated some distance ahead on the left.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/352591/583-George-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.