

35a, Powis Place, Aberdeen, AB25 3TS

Price Over
£69,000

ASPC ref : 353187

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 31 m²
 EPC **F**
 Council Tax Band **A**



Arrange a viewing

01224 623040
 (Gavin Bain & Co.)

Gavin Bain & Co.

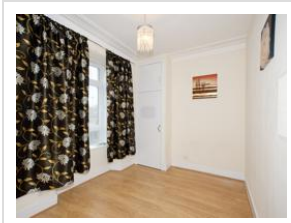
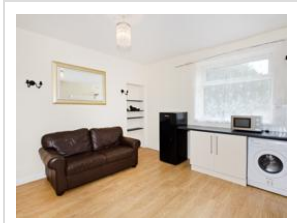
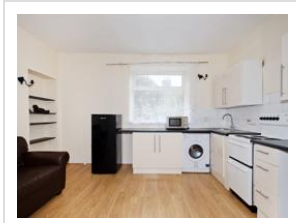
432 Union Street
Aberdeen
AB10 1TR

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Property features:



We are delighted to present for sale this bright **one bedroomed Studio Apartment** which enjoys a central location within walking distance of the city centre and Aberdeen University. In fresh decorative order and benefiting from double glazing and electric panel heaters, the property represents the ideal choice for the first time buyer, student or buy-to-let investor. The accommodation comprises: Entrance Hallway giving access to a spacious Lounge/Kitchen on open-plan, Double Bedroom with built-in cupboard, and Bathroom fitted with a white 3-piece suite. There is laminate wood flooring throughout most of the property and the curtains, sofa and all appliances are to be included in the sale. The building is protected by a door entry system and there is an easily maintained, shared garden to the front of the property and a shared garden to the rear. Viewing is highly recommended to appreciate the full potential of this property.

LOCALITY: The Apartment enjoys a central location within easy walking distance of Aberdeen University, Aberdeen College and the wide and varied range of amenities available within Aberdeen City Centre including shops, recreational and cultural pursuits and good public transport links.

ACCOMMODATION

ENTRANCE HALLWAY: 3'6 x 3'2 approx Entered via a hardwood door giving access to all rooms With door entry handset and smoke detector and Wall mounted electricity meter.

LOUNGE/KITCHEN: 17'5 x 12'7" approx Located to the rear of the property, a bright and airy room fitted with floor and eye level units in a cream high-gloss finish with contrasting work surfaces and stainless steel sink and drainer with mixer tap. The floor is in wood laminate and appliances include slot- in electric cooker, automatic washing machine and fridge freezer. Recessed shelved area. Laminate wood flooring.

DOUBLE BEDROOM: 12' x 9'4" approx into window Positioned to the front of the apartment and with a large window fitted with a net curtain and curtains. Again the room boasts laminate wood flooring, and a shelved cupboard houses the hot water tank. Telephone point.

BATHROOM: Fitting with a modern suite in white with W.C., wash-hand basin on pedestal and bath above which is an "Essentials" electric shower with curtain. Full tiling around bath and shower area. Wood effect vinyl flooring. Extractor Fan.

OUTSIDE: The building is protected by a door entry system and there is a large shared garden to the rear with exclusive Shed and shared Wash-House. There is an exclusive area of garden to front.

DIRECTIONS: Heading north on George Street, continue to the traffic lights where turn right into Hutcheon Street. Take the first exit at Mounthooly Roundabout onto Causeway End and continue as this becomes Powis Place. Number 35A is ahead on the left-hand side.

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

<https://www.aspc.co.uk/search/property/353187/35a--Powis-Place/Aberdeen/>

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