

19 Claremont Street, Aberdeen, AB10 6QQ

Fixed Price
£95,000

ASPC ref : 354309

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 34 m²
 EPC **D**
 Council Tax Band **A**



Arrange a viewing

01224-572777
 (James & George Collie)

James & George Collie

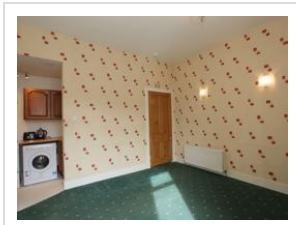
450 Union Street (Sales)
Aberdeen
AB10 1TR

Email:

p.sales@jgcollie.co.uk

Website:

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



Property features:



We are delighted to bring to the market this spacious **ONE BEDROOM GROUND FLOOR FLAT** forming part of a well maintained block and situated within the city centre. The property boasts a secure entry system, double glazing and gas central heating.

The accommodation comprises; a welcoming hallway containing the secure entry system and Gas meter and provides access to the W.C. and lounge; the cloakroom consists of a w.c and wash/hand basin set against neutral décor with a large mirror on one wall; a bright and spacious lounge with a large window to the rear of the property, ample space for furniture, a fireplace providing the focal point of the room, access to the kitchen and bedroom; the kitchen has a good range of wall and base units, contrasting worktops providing ample space, a tiled splashback, a stainless steel sink, a 4 ring gas hob and oven underneath, integrated fridge, a large cupboard housing the hot water tank and providing storage; a good sized double bedroom with space for bedroom furniture, a built in wardrobe which houses the boiler, views to the rear of the property through a large window and access is provided to the ensuite; the ensuite comprises of a wash/hand basin and a bath with shower overhead and surrounded by aqua panelling.

Outside: To the rear of the property is a shared garden which is fully enclosed.

Claremont Street 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.

From the west end of Union Street exit onto Holburn Street and turn first right onto Union Grove. Turn first left onto Granton Place and at the junction is Claremont Street.

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

<https://www.aspc.co.uk/search/property/354309/19-Claremont-Street/Aberdeen/>

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