

## Flat 5, 255 George Street, Aberdeen, AB25 1ED

Price Around  
**£125,000**

ASPC ref : 356188

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 76 m<sup>2</sup> 
 EPC **D** 
 Council Tax Band **D**



Arrange a viewing

**01224 623040**  
 (Gavin Bain & Co.)

**Gavin Bain & Co.**

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Property features:



Enjoying a particularly convenient location within the heart of the City Centre, this attractive, **two bedroom, top floor apartment** forms part of a traditional granite building which is protected by a door entry system. Representing an ideal choice for a first time buyer, couple or students sharing, this well appointed home offers a spacious level of accommodation which benefits from a gas fired central heating system, double glazed windows, and generous built-in storage facilities. Also worthy of mention is the exclusive parking space which is located close by within a secure car park. Decorated in a neutral theme throughout, all floor coverings, light fittings and white goods in the kitchen are included in the sale, and the rooms comprise: entrance hall with deep, shelved storage cupboard; spacious lounge/dining room, which provides direct access to the well equipped kitchen; two good sized double bedrooms, each benefiting from built-in wardrobes; and a smart shower room fitted with modern white sanitary ware, a cherry wood vanity unit, and walk-in shower enclosure.

**LOCALITY:** The property is located in the heart of Aberdeen City Centre close to numerous amenities including shopping malls, shops serving every day needs, leisure and recreational facilities, restaurants, pubs, multi-plex cinemas, cultural pursuits, and public transport. On a direct route to Aberdeen International Airport and the oil related offices at Dyce, the property is also situated within easy access of

Aberdeen Sports Village and Aquatic Centre, Aberdeen College, and Aberdeen University's Campus at Old Aberdeen.

## ACCOMMODATION

**ENTRANCE HALL: 20' x 6'2" approx** Spacious and welcoming entrance to the home with white panelled doors to most rooms and carpeted floor. Deep shelved cupboard with light, housing the gas meter and electricity meter/fusebox. Wall mounted coat hooks and door entry handset. Smoke detector and telephone point. Two ceiling pendants.

**LOUNGE/DINING ROOM: 21' x 12'9" approx** Accessed via a glazed door from the hall this bright and spacious, open-plan room has a front facing window and affords ample space to accommodate a range of both lounge and dining furniture. Neutral décor with co-ordinating carpeting, and two circular spotlight fittings. Television aerial and telephone points. Smoke detector. Glazed door to kitchen.

**FITTED KITCHEN: 12' x 7'2" approx** Bright kitchen, well equipped with a comprehensive range of beech effect cabinets complemented by contrasting work surfaces and splashback tiling. Stainless steel sink and drainer with mixer tap. Stainless steel 4-burner gas hob with integrated extractor hood above, and electric oven/grill below. The washing machine, tumble dryer and fridge/freezer will remain. Circular spotlight fitting. Front facing window. Tile effect laminate flooring.

**DOUBLE BEDROOM 1: 18' x 9'4" approx** Boasting spacious proportions, this front facing bedroom benefits from a built-in double wardrobe which provides hanging and shelving facilities. Neutral décor and contrasting carpet.

**DOUBLE BEDROOM 2: 12'7" x 12'5" approx** Enjoying a quiet location to the rear, this bright bedroom is carpeted with co-ordinating curtain fitted to wooden pole. Generous built-in storage within two built-in wardrobes finished with sliding doors. Television aerial point. Pendant light fitting.

**SHOWER ROOM:** Smart shower room fitted with a modern white wc with recessed cistern and counter-sunk wash basin, both housed in a cherry wood vanity unit with tiled splashback; and large walk-in shower enclosure fitted with wet wall panelling, mains powered shower, and glass screen. Shaving mirror. Chrome ladder style radiator. Extractor fan. Tile effect vinyl flooring.

**OUTSIDE:** The bright communal stairwell is fully carpeted and benefits from security lighting, and individual mailboxes at first floor level. Exclusive parking space nearby in secure car park.

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

<https://www.aspc.co.uk/search/property/356188/255-George-Street/Aberdeen/>

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