

Flat D, 45 Skene Terrace, Aberdeen, AB10 1RN

Price Around
£149,950

ASPC ref : 360757

2 1 1 78 m² EPC **D** Council Tax Band **C**



Arrange a viewing

01224 632500
(Ledingham Chalmers LLP)

Ledingham Chalmers LLP

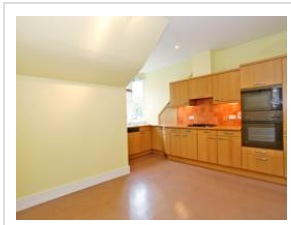
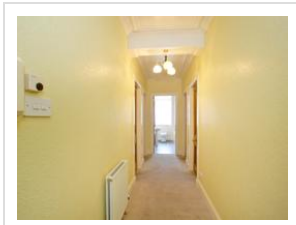
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Aberdeen
AB10 1YD

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Property features:



2 Bed Top Floor Flat with Communal Garden

Situated within a superb Granite building in Aberdeen's city centre, we are delighted to present for sale this spacious **TWO BEDROOM TOP FLOOR APARTMENT**. Occupying the whole of the top floor the property features, gas central heating, double glazing, security door entrance system exclusive ground floor cellar for storage and access to a shared communal garden. Sole access to a spacious, full-height loft, partially boarded to provide ample storage space.

The tenement building has beautiful original features with stained glass window on the landing curved banister and the current owners utilised a spacious landing cupboard for utility purposes. The bright and airy hallway gives access to all accommodation and has a large airing cupboard. The extremely spacious dining kitchen features a large range of wall and base mounted units with integrated Neff cooker, gas hob and Dishwasher, and ample space for a kitchen table if desired. The lounge has ample space for a variety of free standing furniture with a centre ornate fireplace as its main feature. The bathroom has been fitted with a white three piece bathroom

suite and a spate shower cubicle. The first of the two double bedrooms is to the front of the property, the decor is fresh with fireplace and cornice. The second double bedroom to the rear has ample proportions, cream carpet and storage cupboard.

Garden On the ground floor of the building there is an exclusive storage cellar, which is handy for bikes and there is access to the communal garden and drying green.

Fixtures & Fittings Please note that all carpets, blinds, light fittings and shades along with any integrated appliance will be left as part of the sale.

Parking There is permit parking available on application.

Location Skene Terrace is located in a quiet street in the heart of the city center a short walk the Central Library and shops are all within walking distance. Public transport is readily available to all parts of Aberdeen, with the train and bus stations also within walking distance. The zoned secondary school, Aberdeen Grammar is situated nearby and there is also easy access to both University campuses, Aberdeen and Robert Gordon's. Aberdeen College is also within easy walking distance.

Directions From the middle of Union Street exit onto Union Terrace and continue to the end. Exit sharp left into Skene Terrace, Number 45d is a little way along on the left hand side.

EPC Rating D

Hallway 18'8" x 4'0"

Kitchen 15'6" x 12'2"

Lounge 14'2" x 12'2"

Bedroom One 16'6" x 12'3"

Bedroom Two 14'2" x 10'9"

Bathroom 11'1" x 6'3"

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/360757/Flat-D--45-Skene-Terrace/Aberdeen/>

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