

Flat 8, The Bastille, 75 Maberly Street,
Aberdeen, AB25 1NL

Price Over
£192,500

ASPC ref : 363664

2
 1
 2
 86 m²
 EPC **D**
 Council Tax Band **E**



Arrange a viewing

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 (Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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AB11 6BX

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Property features:



Central heating



Parking

Description

We are delighted to offer for sale this exceptionally spacious **two bedroomed executive apartment** located on the first floor of the renowned Bastille building, which is situated in an ideal city centre location with the added convenience of secure underground parking. The smart communal areas with lift access to all floors are a great introduction to this quality apartment. Internally, the accommodation comprises a smart entrance hall leading onto the lounge/dining kitchen which spans the width of the property and features arched windows with Juliet style balcony. The master bedroom benefits from fitted wardrobes and en suite shower room, there is a second well proportioned double bedroom with fitted wardrobe and, finally, a centrally set bathroom with shower over bath completes the layout of this impressive property. Serviced by electric heating and double glazing, the property has an allocated parking space within the secure underground car park. Early viewing is recommended to fully appreciate this desirable apartment in a convenient location.

The Bastille is an imposing red brick building accessed from Maberly Street close to all city centre amenities which are some ten minutes walk from the property. A wealth of amenities are on the door step including His Majesty's Theatre, shops, restaurants and cinemas. Regular public transport is readily available to many parts of the city. Westburn and Victoria Parks

with their wide open spaces are close by and the Hospital complex at Foresterhill is within walking distance.

Notes Double glazing. Electric heating. EPC=D. The property will be sold inclusive of all fitted floor coverings, light fittings, blinds, along with appliances. Items of furniture are available by separate negotiation. There is a factoring fee of £110.00 per calendar month. No pets are allowed in the development.

Accommodation comprises

Communal Hallway A secure entry system gives access to the impressive entrance with lift access to all floors. The wide communal hallways are smartly presented and extremely well maintained under a factoring agreement.

Hallway A hardwood door enters into the inviting hallway which is presented in neutral tones with wooden flooring. A deep cupboard houses the hot water tank and provides storage space. Hardwood doors lead to all accommodation. Secure entry handset. Coat hooks.

Lounge/Dining Kitchen on Open Plan 27'5" x 13'5" [8.40m x 4.14m] approx. Spanning the width of the property is this open plan lounge/dining kitchen. Of particular note is the full height curved windows to the front with Juliet balcony which floods the space with an abundance of natural light. The lounge area has neutral décor with picture rail and plenty of floor space for a range of furniture and furnishings, including a dining table and chairs. The kitchen is fitted with a range of wood style wall and base units topped with contrasting work surface incorporating a 1.5 stainless steel sink with drainer and mixer tap and an electric hob with concealed extractor above and oven below. Appliances include a free standing American fridge/freezer and a washer/dryer.

Bedroom 1 20'9" x 10'4" [6.40m x 3.20m] approx. A floor to ceiling window affords great natural light into this double bedroom of most generous proportions. The room enjoys blue décor, wooden flooring and a fitted wardrobe with hanging and shelving space and mirrored sliding doors. **En Suite Shower Room 7'5" x 5'7" [2.30m x 1.75m] approx.** Accessed from the master bedroom, this fully tiled en suite shower room is fitted with a three piece white suite comprising a w.c., pedestal wash hand basin and shower enclosure with shower and bi-folding doors. White décor and mosaic style vinyl flooring. Heated towel rail. Air extractor.

Bedroom 2 17'0" x 11'1" [5.20m x 3.40m] approx. The second double bedroom also benefits from a floor to ceiling window and fitted wardrobe with hanging and shelving space and mirrored sliding doors. It is presented in soft neutral tones with complementing carpeting, there is ample floor space for a range of furniture.

Bathroom 10'6" x 4'3" [3.24m x 1.33m] approx. Centrally set, the bathroom is fitted with a three piece white suite comprising a w.c., pedestal wash hand basin and bath with shower above and glass screen. Finishing touches include extensive splashback tiling, a tall recessed wall mirror above the sink and tongue and groove panelling at low level.

Outside Stair and lift access to all floors. Rubbish chute on first floor. The property has a secure underground car park with an allocated parking space. A secure bicycle store is also located here.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/363664/Flat-8-The-Bastille--75-Maberly-Street/Aberdeen/>

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