aspc

Residential

81 Claremont Street,

Aberdeen, AB10 6QR

Price Around

£59,000

1 | 1 | 1 | 32 m² | EPC **E** | Council Tax Band **A**

Contact Seller

07759 948521

Features

Description

We are pleased to offer for sale this **one bedroom ground floor flat (right)** forming part of a well maintained traditional granite built tenement enjoying a central, west end location. A particular feature of this property is that all rooms can be accessed off the entrance hall with a well-proportioned lounge with large window overlooking the rear of the property, a bright double bedroom situated to the front, a well fitted modern kitchen also to the front and bathroom with a three piece white suite. All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances will be included in the sale price.

Claremont Street is situated in the West End of Aberdeen close to many main arterial routes to the City, with the area also well served by local shops and by public transport facilities. Most parts of Aberdeen City are regularly accessible and Union Street with its shops, pubs, clubs, restaurants and leisure facilities is also within easy walking distance.

DIRECTIONS Travelling West along Union Street continue onto Holburn Street. Take the third right onto Great Western Road and then second right onto Claremont Street.

ACCOMMODATION

ENTRANCE HALLWAY Giving access to all rooms. Fitted cupboard and additional storage cupboard. Smoke alarm. Security entry handset. Electric Meter. Telephone point. Carpeted flooring.

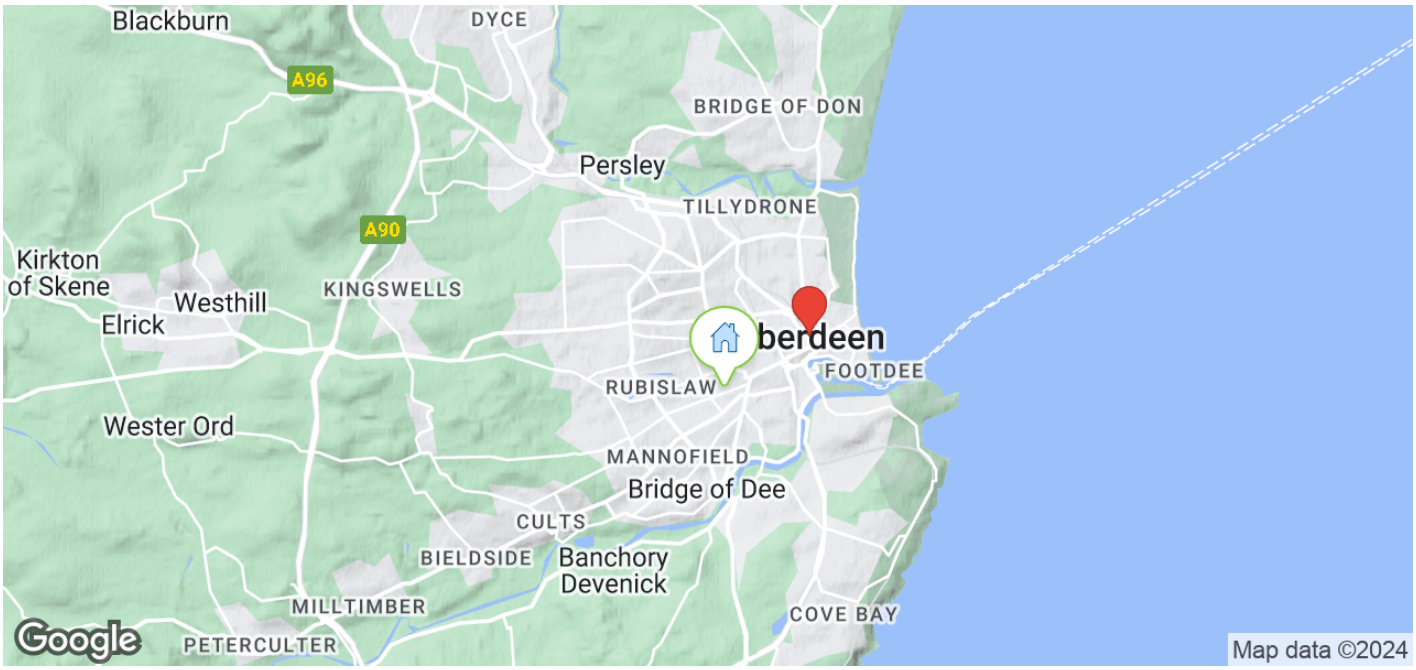
LOUNGE (3.54m x 3.11m approx) A very well proportioned lounge with window overlooking the rear of the property. Vertical blinds. Curtains. Dimplex heater. Shelved recess. Carpeted flooring. Sofas to be included in sale.

KITCHEN Located off the hallway with window to the front and fitted with a range of white fronted wall and base units with contrasting worktops. Stainless steel sink & drainer. Electric cooker, 'Zanussi' washing machine and 'Frigidaire' fridge freezer will all be included in the sale price. Vinyl flooring. Dimplex Heater. Ceiling cornicing. Vertical blinds.

DOUBLE BEDROOM (4.08m x 2.39m approx) A nice, bright double bedroom with window to the front. Dimplex Heater. Additional shelved cupboard. Carpeted. Vertical blinds & Curtains.

BATHROOM (2.27m x 1.39m approx) Fitted with a three piece white suite comprising WC, wash hand basin and bath with 'Mira Zest' shower over. Heated towel rail. Towel rail. Bathroom cabinet. Partial wall tiling. Xpelair. Fitted cupboard and additional cupboard above housing cold water tank.

OUTSIDE To the front of the property lies an exclusive area laid in stone chips. A mutual drying green lies to the rear of the property laid to lawn.



View this property here

https://www.aspc.co.uk/search/property/366936/81-Claremont-Street/Aberdeen/

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