Flat B, 15 Exchange Street,

Aberdeen, AB11 6PH

Price Over

£87,000

Under offer

2 | 1 | 1 | 55 m² | EPC **D** | Council Tax Band **B**

Contact Solicitor

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Features

Description

Forming part of a traditional granite building which has been converted to residential accommodation, this **TWO BEDROOM GROUND FLOOR FLAT** benefits from Security Entry, Gas Central Heating, Single Glazing, is in excellent order and represents exceptional value for money. The property is of fresh decorative appearance affording the opportunity to move in with minimum of inconvenience and would be an ideal First Time/Student purchase of letting investment. The floor finishes, blinds, light fitments and numerous integrated appliances in the Kitchen are all to be included in the price.

Exchange Street is situated in the historic Merchant Quarter within the heart of the City close to The Green and Union Street and accordingly a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand. With the bus station and railway station, both also be located nearby most parts of the City and it's outskirts are readily accessible.

Directions

From Union Street turn right onto Market Street, take the first right into Hadden Street and second left into Exchange Street. Flat 15 is located half way down on the left hand side.

Accommodation comprises

HALL: Long Hallway with three downlighters controlled by dimmer switch, meter cupboard, telephone for security door locking system, coat rack, laminate flooring.

LOUNGE/KITCHEN: Lounge/Kitchen all on open plan with Dark Oak laminate flooring. 14' x 13'4" at longest and widest, approx. Lounge Area with tall double window, venetian blinds, TV point and space for dining if required.

11' x 8' approx**.** Well equipped Kitchen with an extensive range of base and wall units with white gloss white doors and trim with stainless steel handles and matching work surfaces with contrasting upstands, integrated **Four Ring Gas Hob** with **Electric Oven** below, glazed splashback behind and **Extractor** above set into stainless steel **Canopy**, Asterite sink and drainer with mixer tap, **Beko Automatic Washing Machine** which is to remain and concealed integrated **Fridge**, **Freezer** and **Dishwasher**, all with matching door panels.

BEDROOM: 9'9" x 7'9" approx. Double Bedroom with curtain pole and venetian blind.

BEDROOM: 11' x 8'8" approx. Double Bedroom with double fitted wardrobe with shelf and hanging space and venetian blind.

SHOWER ROOM: Tiled Shower Room with white w.c., and w.h.b., set into vanity unit and matching tray set into a tiled shower area with fitted thermostatic shower and glazed shower door and screen, extractor fan, downlighters, shaver point, heated towel rail, ceramic floor tiles, electric underfloor heating.

GENERAL: All floor finishes, blinds, light fitments and the numerous integrated white goods in the Kitchen are all to be included in the price.

EPC BANDING: D

View this property here

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