

Penthouse West, The Bastille, 75 Maberly Street, Aberdeen, AB25 1NL

Price Over
£380,000

 4  1  2  206 m² EPC E Council Tax Band G



Contact Solicitor

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Features  Garage  Off street parking

Description

We are delighted to offer for sale this stunning, unique and contemporary **four bedroom penthouse** which has a wrap-around terrace enjoying panoramic views to the north, south and west, over the city and towards the Sea.

Forming part of the prestigious Bastille building the apartment is located on a secure floor accessed by a lift and further benefits from a security entry system, well maintained communal areas and a secure ground floor car park. The property provides exceptionally spacious accommodation with high arched ceilings and French doors leading to the wrap-around paved terracing from all rooms. The property further benefits from electric heating and is fully double glazed.

The accommodation is accessed via a spacious entrance vestibule and hallway which feature large built in storage cupboards and gives access to all further accommodation. Partially glazed French doors lead to the exceptionally spacious and bright lounge/dining room which enjoys panoramic views to the north, south and west over the city skyline with the wrap-around roof terrace accessible from the lounge by way of several sets of French doors, making this room the ideal spot for entertaining.

Leading from the lounge the generously proportioned dining kitchen has been fully fitted with a range of modern base and wall units together with quality integrated appliances including a double stainless-steel oven, hob and extractor hood, dishwasher and fridge/freezer and a central island, the kitchen also features glazed French doors leading to a sheltered wooden deck area on the south facing terrace. A utility room located off the kitchen provides space for automatic washing machine and tumble dryer. The beautifully presented master bedroom enjoys a south facing aspect with two sets of French doors leading to the terrace. The Master bedroom further benefits from a range of wall to wall built in wardrobes fitted with a range of shelves and hanging rails, together with a fully tiled Jack and Jill en suite shower room fitted with a modern two-piece suite and separate shower enclosure. There are three further generously proportioned double bedrooms enjoying a north facing aspect, all of which are fitted with large wardrobes and have French doors leading to the terrace. Completing the accommodation is the centrally situated bathroom which is fully tiled and fitted with a modern three-piece white suite with a separate fully tiled shower enclosure.

Viewing is essential for prospective purchasers to appreciate the location, unique qualities, specification and scale of accommodation on offer.

Location Maberly Street is well positioned within easy walking distance of the city centre, where an excellent range of shopping and recreational facilities together with an abundance of restaurants, pubs are also located. There is also good public transport making many parts of Aberdeen easily accessible from this property.

Directions

Travelling from the rear of the Bon Accord Centre on George Street proceed through three sets of traffic lights and at the fourth set turn left onto Maberly Street. Follow Maberly Street along and The Bastille is the prominent red brick building situated on the left-hand side.



Accommodation comprises

Vestibule:

Hall:

Lounge/Dining Room: 12.3m x 5.38m (40`8" x 17`8") approx.

Dining Kitchen: 4.80m x 4.03m (15`9" x 13`3") approx.

Utility Room: 2.13m x 1.42m (7`0" x 4`8") approx.

Master Bedroom: 4.69m x 4.44m (15`5" x 14`7") approx.

En Suite Shower Room: 2.43m x 1.39m (8`0" x 4`7") approx.

Double Bedroom 2: 4.77m x 3.86m (15`8" x 12`8") approx.

Double Bedroom 3: 4.95m x 4.14m (16`3" x 13`7") approx.

Double Bedroom 4: 3.96m x 2.61m (13`0" x 8`7") approx.

Bathroom: 2.79m x 2.76m (9`2" x 9`1") approx.

(Outside)

This extensive wrap-around paved roof terrace provides a superb location for entertaining with stunning outlooks over the City on three aspects. Two designated parking spaces have been allocated to the property within the secure, ground floor car park which also features two bike stores and recycling bin stores.

Floorplan



Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/417572/Penthouse-West-The-Bastille--75-Maberly-Street/Aberdeen/>

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