

**100 Sinclair Road,**  
Aberdeen, AB11 9PP

Price Over  
**£80,000**

 1  1  1   35 m<sup>2</sup> EPC **E** Council Tax Band **A**



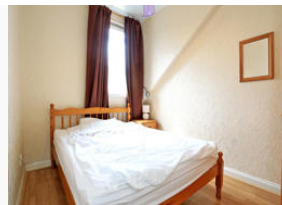
**Contact Solicitor**

Alex Hutcheon & Company Ltd  
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Aberdeen  
AB10 1TN

01224-623400

[property@mortgageandproperty.co.uk](mailto:property@mortgageandproperty.co.uk)

<http://www.mortgageandproperty.co.uk>



**Features**



Garden



On street parking

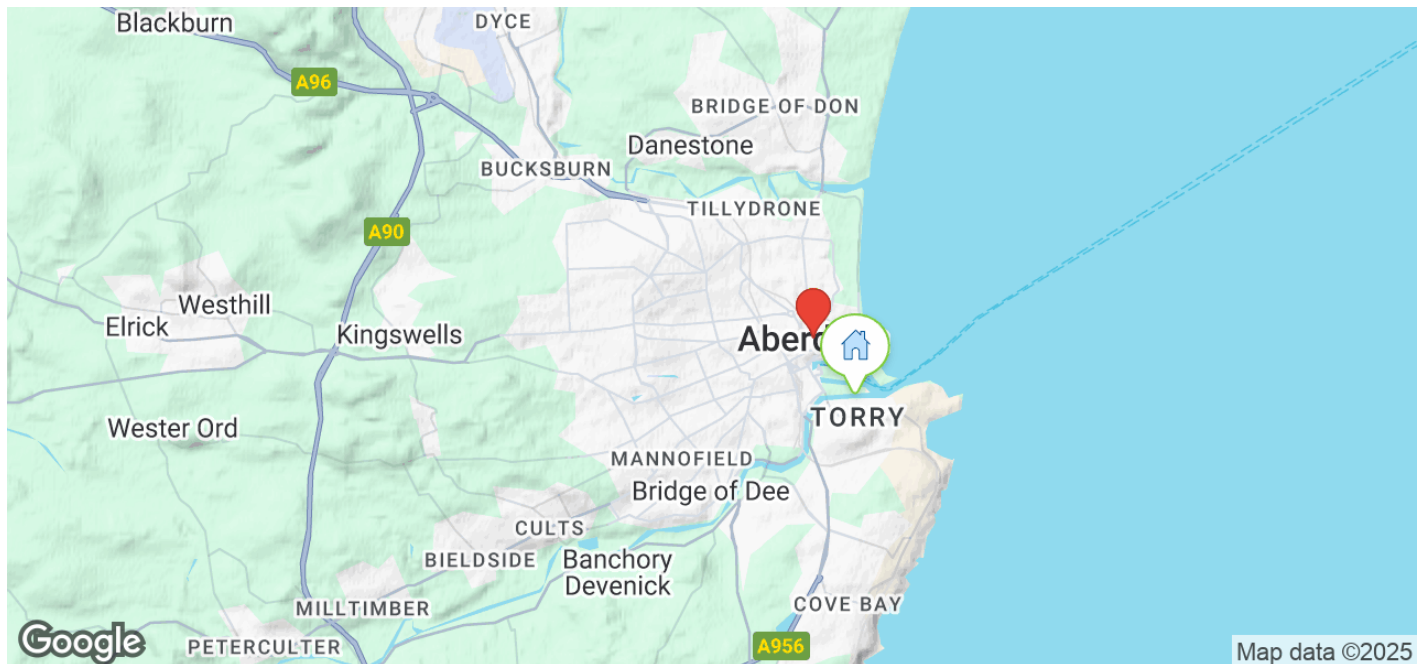
**Description**

Located within easy reach of the City Centre, this **One Bedroom Top Floor Flat** would represent an excellent purchase for first time buyers or even those looking for a buy to let investment. The property is served by Gas Central Heating and Double Glazing, has a Security Entry System and will be sold inclusive of all carpets and floor coverings, curtains, blinds and light fitments. The accommodation comprises Hallway, Lounge, fitted Kitchen with various appliances, Double Bedroom and Bathroom. Outside there is a shared Garden to the rear and On street Parking facilities are provided.

**Location** Torry is a popular established residential area situated in the south side of the city which is well served by local shops and by public transport facilities. Aberdeen City Centre is within relatively easy walking distance and the location is also extremely convenient for the oil related offices on the south side of the City. The Duthie Park with its many attractions including the Winter Gardens is located nearby and there is also the opportunity to enjoy lovely walks along the banks of the River Dee or around the nearby Bay of Nigg.

## Directions

From the east end of Union Street turn into Market Street and continue over Victoria Bridge onto Victoria Road and turn second left onto Sinclair Road. The property is on the left hand side.



## Accommodation comprises

### Entrance Hallway

**Lounge:** 4.64m x 3.81m (15'3" x 12'6") approx.

**Kitchen:** 2.51m x 1.29m (8'3" x 4'3") approx.

**Double Bedroom:** 3.25m x 2.51m (10'8" x 8'3") approx.

### Bathroom

### (Outside)

The property forms part of a granite building with security entry and there is a shared garden to the rear. Ample on street parking facilities are provided.

### (Other Information)

All carpets and floor coverings, curtains, blinds and light fittings will be included in the sale.

The property is presently leased. The property can be sold with the sitting tenant, for full details please contact the office.

### View this property here

<https://www.aspc.co.uk/search/property/331035/100-Sinclair-Road/Aberdeen/>

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