

**13b Diamond Lane,**  
Aberdeen, AB10 1WB

Price Over  
**£106,500**

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 **37 m<sup>2</sup>** 
 EPC **G** 
 Council Tax Band **B**



**Contact Seller**

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**Contact Solicitor**

Burnett & Reid LLP  
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**Features**

**Description**

Ideally located in the heart of the city centre with excellent amenities within easy walking distance, we have pleasure in offering for sale this exceptionally spacious one bedroom first floor flat forming part of a traditional granite property with the communal areas protected by a security entry system. The flat itself boasts excellent potential and would make an ideal first time purchase or buy-to let investment. The accommodation comprises entrance vestibule, welcoming hall, exceptionally light and airy lounge, kitchen fitted with wall and base units, double bedroom with built-in wardrobe and shower room with three piece suite. Worthy of mention is the large traditional sash and case windows in the vestibule and bedroom drawing in ample natural light and enhancing the feeling of spaciousness.

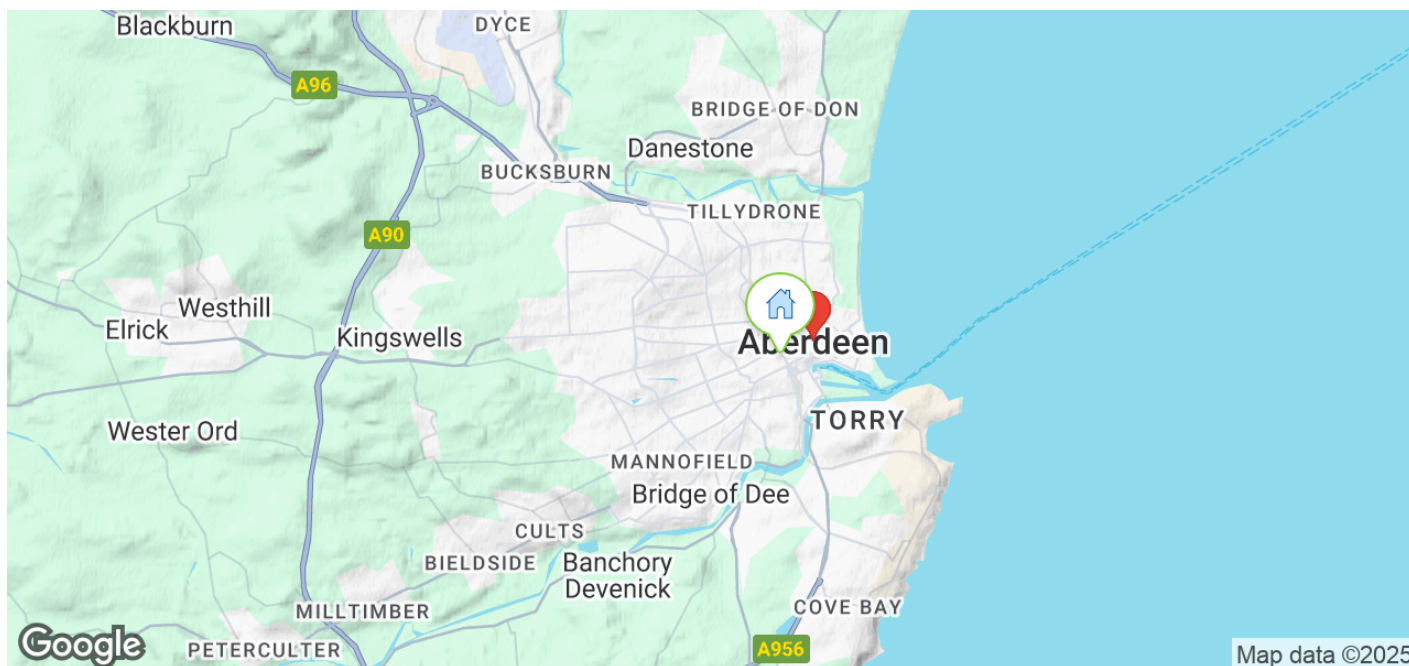
To fully appreciate the excellent accommodation and most convenient location, viewing is strongly recommended.

**Location** Diamond Lane lies just off Union Street and runs between Diamond Street to the east and South Silver Street to the West which leads to Golden Square. It is therefore close to all City Centre

shops, restaurants and leisure facilities. There are regular bus routes to all parts of the City and the flat is within easy walking distance to the bus and train stations

## Directions

From the West End of Union Street continue down Union Street and exit left on to Diamond Street. Turn first left on to Diamond Lane and the property is situated on the left hand side



## Accommodation comprises

**Entrance Vestibule:** Entered via a solid wooden door. Sash and case frosted glass window. Door to:

**Hall:** The most spacious and welcoming hall provides access to all accommodation except the kitchen which can be accessed from the lounge. Wood effect laminate flooring. Security entry handset.

**Lounge:** 5.02m x 3.70m (16'6" x 12'2") approx . An extremely bright and airy lounge with large windows enjoying a quiet outlook to the rear. Wood panelling below window. Wood effect laminate flooring.

**Kitchen:** Accessed from the lounge, the kitchen is fitted with a range of wall and base units and wood effect work surfaces incorporating the stainless steel sink and drainer. The free standing cooker, fridge and automatic washing machine are to be included in the sale price. Water immersion.

**Double Bedroom:** 3.09m x 2.61m (10'2" x 8'7") approx. A good sized double bedroom with built-in wardrobe providing hanging space and storage. Further shelved cupboard housing the hot water tank.

**Shower Room:** Fitted with a white three piece suite comprising Triton shower. Vinyl flooring All fittings will remain

### (Outside)

Parking is available with a residents parking permit within nearby streets and it is thought possible a permit would be available to purchase from Aberdeen City Council.

### (Other Information)

Benefitting from electric heating and part double glazing, all fitted floor coverings, curtains and light fittings are to remain.

## Photo gallery



### View this property here

<https://www.aspc.co.uk/search/property/341819/13b-Diamond-Lane/Aberdeen/>

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