

622 George Street,
Aberdeen, AB25 3XN

Fixed Price
£68,000

Closing date

30/07/2019

 1  1  1   53 m² EPC E Council Tax Band A



Contact Solicitor

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Features



Garden

Description

Situated in a fantastic city centre location and with spacious accommodation, we are delighted to offer for sale this **one bedroomed upper flat** forming part of a two flatted granite property. Although in need of full refurbishment throughout, the property has excellent potential and would be an ideal investment. The accommodation comprises an entrance hall which leads through to a well proportioned lounge with bay window to the front, dining kitchen, good sized double bedroom and a bathroom. The shared rear garden is fully enclosed and there is an exclusive outhouse. Benefiting from the conveniences of gas central heating and double glazing, this property will undoubtedly appeal to the discerning buyer looking for a project and therefore early inspection should be sought.

Communal A natural wood door leads into the communal hallway with a window to the rear and ample lighting.

Entrance Hall A natural wood door leads onto the hallway which in turn provides access onto all of the accommodation. A cupboard houses the water tank and there is access to the loft space. Smoke alarm.

Lounge 14'9" x 13'11" [4.50m x 4.25m] approx. Overlooking the front of the property and with a dormer bay window providing natural light, this room is of good proportions. A low level cupboard houses the service meters and fuse box. Telephone point. TV point.

Kitchen 13'11" x 11'9" [4.25m x 3.60m] approx. To the rear, this generous kitchen has ample space for dining. Although in need of complete renovation, it is currently fitted with base and wall units with a shelved alcove. The boiler and central heating controls are also located here.

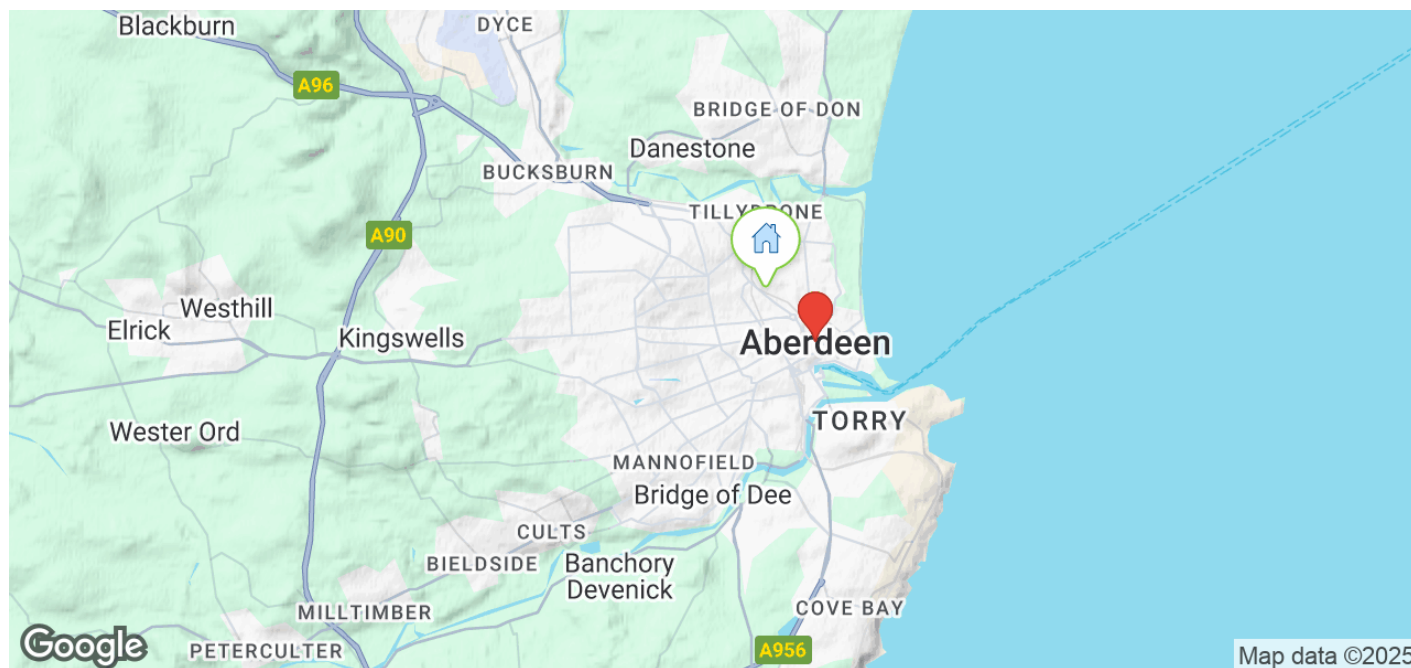
Bedroom 14'9" x 11'5" [4.50m x 3.48m] approx. This very well proportioned double room is also to the front and is light with a dormer bay window. A recess could be used to create a large wardrobe.

Bathroom 9'11" x 6'2" [3.04m x 1.90m] approx. The bathroom is to the rear and comprises a w.c., pedestal wash hand basin and bath.

Outside The rear garden is shared with the lower flat and is fully enclosed. The property enjoys an exclusive outhouse within the block.

Notes Gas central heating. Double glazing. EPC=E. The subjects will be sold as seen.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.



View this property here

<https://www.aspc.co.uk/search/property/343150/622-George-Street/Aberdeen/>

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