

**4 Stanley Street,**  
Aberdeen, AB10 6UR

Price Over  
**£80,000**

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 40 m<sup>2</sup> 
 EPC **D** 
 Council Tax Band **B**



**Contact Solicitor**

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**Features**  Garden

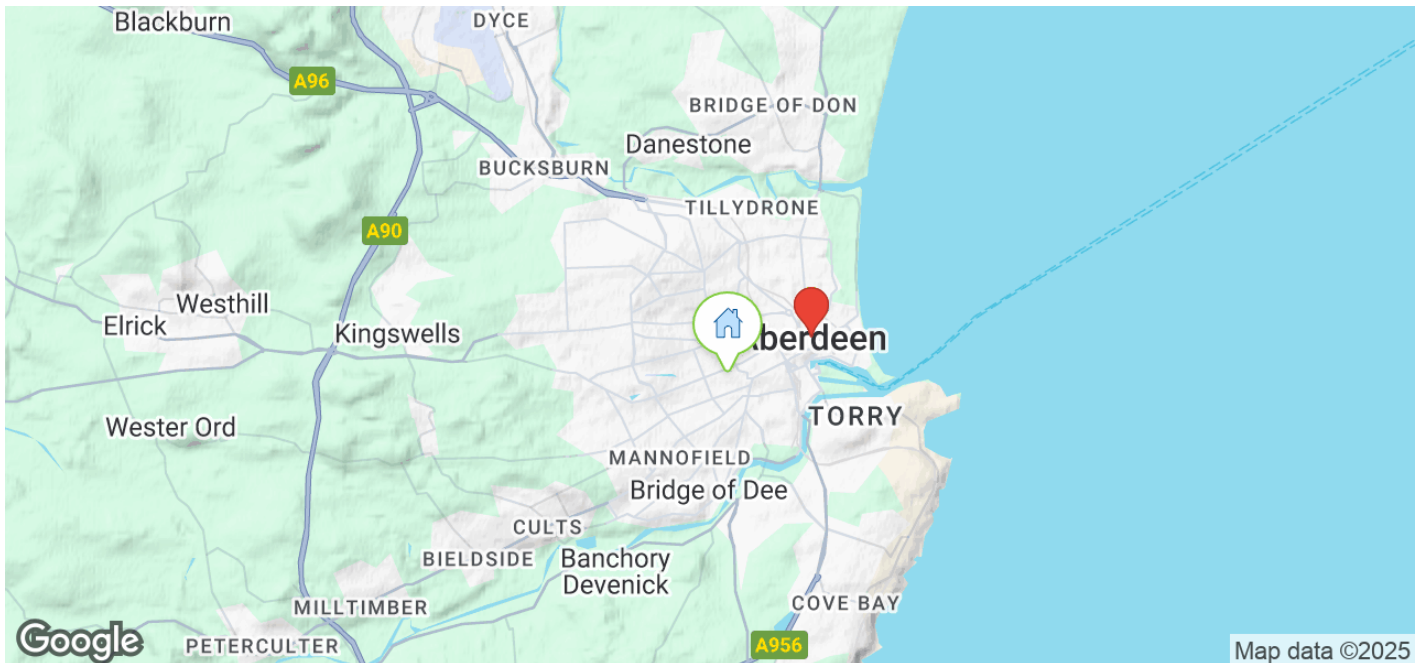
**Description**

In a sought after city centre location, close to all amenities this generously proportioned **one bed roomed top floor flat** forms part of a traditional granite building with the communal areas protected by a security entry system. Enjoying gas fired central heating with a combination boiler and uPVC double glazing, the subjects require a degree of decoration and modernisation but are an excellent first time purchase. Internal features include a hallway with built-in storage, a lounge and a spacious light and airy dining kitchen. There is a good sized double bedroom and the bathroom with shower over bath completes the accommodation. Worthy of note are the fantastic far reaching views across the city skyline to the south. Outside there is a small, fully enclosed communal garden. Early viewing is genuinely recommended.

**Location** Stanley Street lies in a popular west end location with the city centre location only some 10 minutes walk from the property, with its wealth of shops and recreational facilities. Local shops are on the doorstep and the property is well placed for the business within the Albyn and Queens Cross areas of the city. Enjoying easy access to Anderson Drive therefore to the business centres to the

north and south and Aberdeen Airport, the hospital complex at Foresterhill is also close by and only some 20 minutes walk from the property. Regular public transport is readily available.

**Notes** Gas fired central heating with combination boiler. uPVC double glazing. EPC=D. Security entry system. The subjects are being sold as seen inclusive of all curtains, blinds, light fittings, items of furniture, smaller household items and kitchen appliances. Note: Appliances are in working order but condition not guaranteed. It is possible to apply for an on street residents' parking permit for which a fee is payable.



## Accommodation comprises

**Communal Hall** The communal hall is protected by a security entry system and windows to the rear afford great natural light. The hallways are neat and tidy.

**Hall** With pine doors and fascia to the accommodation the hall has neutral décor and carpeting and a wall mounted security entry telephone. There is a high level meter cupboard, a smoke detector and a deep built-in storage cupboard with shelving and this has a hatch giving access to the roof space.

**Lounge 11'5" x 10'3" [3.49m x 3.14] approx.** Well proportioned the lounge has a large window with a southerly aspect affording fantastic far reaching views. With neutral décor and carpeting, the room has a high ceiling with plaster cornice and a shelved recess with lower level shelving.

**Dining Kitchen 12'1" x 9'11" [3.69m x 3.03] approx.** Generously proportioned this bright and airy dining kitchen has a large window with a southerly aspect affording great natural light. Fitted with a range of pine wall and base units incorporating drawer units, shelving and co-ordinating work tops with a 1.5 bowl stainless steel sink with drainer and mixer tap. There is a free standing electric cooker, automatic washing machine, fridge and microwave. With vinyl flooring and neutral décor, the wall mounted combination boiler is located in the kitchen.

**Double Bedroom 12'0" x 8'6" [3.67m x 2.59] approx.** With a feature deep silled arch window affording great views, this double bedroom has a high ceiling plaster cornice, deep skirting, wood laminate flooring and neutral décor. A large wardrobe provides great storage.

**Bathroom 7'8" x 4'5" [2.35m x 1.37] approx.** Again featuring an arched window which is opaque the bathroom has a white suite comprising a w.c., pedestal wash hand basin and bath. There is an electric

shower over the bath with extensive tiling and a shower curtain and rail. Neutral décor and vinyl flooring. Light with shaver point.

**Outside** To the rear lies a communal garden which is laid to grass, fully enclosed and bound by a traditional wall.

**View this property here**

<https://www.aspc.co.uk/search/property/345789/4-Stanley-Street/Aberdeen/>

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