

Flat 2, 13 Bridge Street, Aberdeen, AB11 6JL

Fixed Price
£79,950

Under offer

 1  1  1   55 m² EPC E Council Tax Band A



Contact Seller

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Features

Description

Situated in the Heart of the City Centre we are pleased to offer for sale this **One Bedroom Top Floor Flat** which forms part of a well maintained tenement building with Security Entry System. The property features many traditional features and would make an ideal first time purchase or investment opportunity. On entering the property the Entrance Hallway leads to the main accommodation with ample storage cupboards. A bright and airy Lounge overlooks Bridge Street and features a wall mounted gas fire. In addition there is a modern fitted Kitchen and a contemporary Bathroom with white suite and shower over bath. Included in the sale price are all floor coverings, curtains, blinds and light fittings together with the white goods in the Kitchen. All items of furniture are also included apart from the bookcase and projector.

Viewing is highly recommended to fully appreciate all this property has to offer!

The Accommodation Comprises;-

Entrance Hallway: Spacious Hallway benefiting from three built in cupboards one of which is a walk in cupboard with hanging rail and light fixture. Carpet; thermostat, security entry handset system and radiator.

Lounge: (13' x 10'11" approx) Bright and airy, well proportioned room with large window overlooking Bridge Street; wooden flooring; gas fireplace; radiator and shelving.

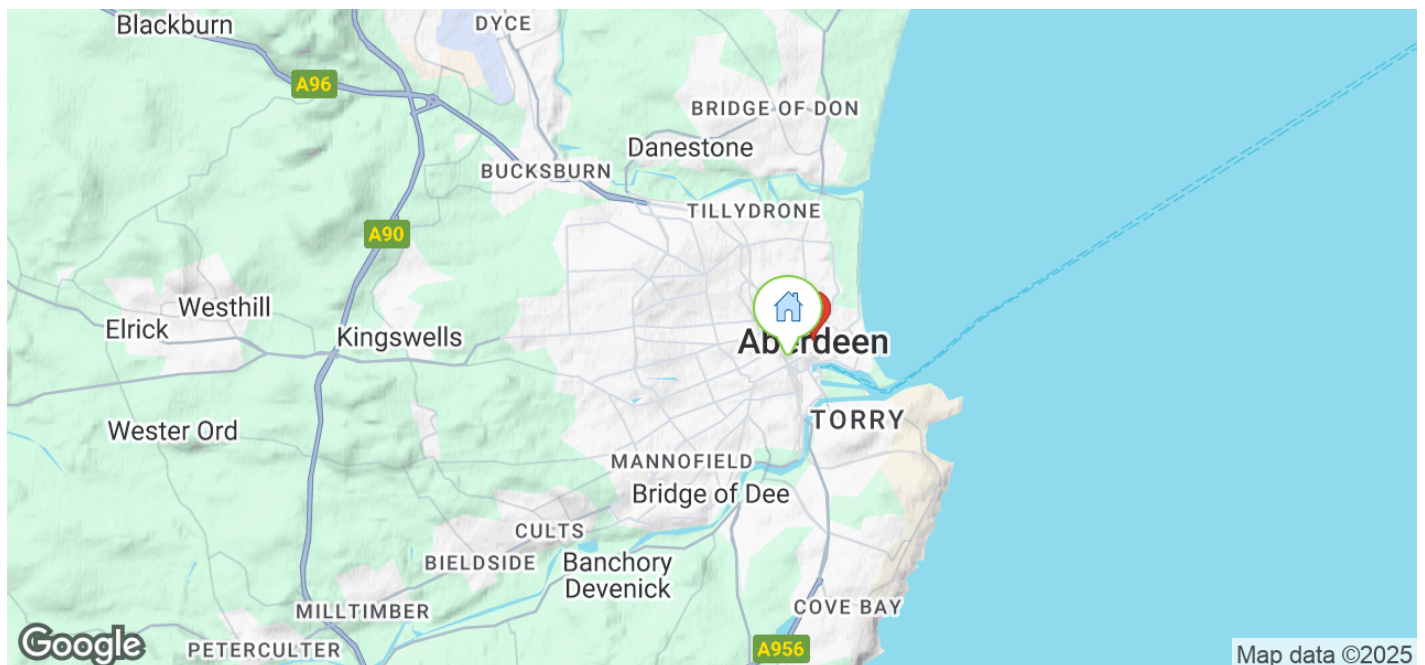
Bedroom: (13'1" x 11'6" approx) Spacious Double Bedroom with front facing window, radiator and carpet. Ample space for free standing furniture.

Kitchen: (8'8" x 5'11" approx) Modern Kitchen fitted with wall and base units; coordinating work surface; sink with mixer tap and splash back tiling; electric oven, hob; under unit washing machine and fridge. Vinyl flooring; wood ceiling with lighting. Large window allowing ample natural light into the room.

Bathroom: Most appealing and contemporary bathroom fitted with a white three piece comprising WC, wash hand basin set in vanity unit with mirror and downlights; built in bathroom cabinets and shelving; bath with electric shower above; shower screen; extractor fan.

DIRECTIONS Travelling west along Union Street turn left onto Bridge Street. No. 13 is located a short distance along on the left hand side.

LOCATION Bridge Street is situated in the heart of Aberdeen city centre, ideally placed for shopping, recreational and leisure amenities. Within a short walking distance are Aberdeen Railway Station and Bus Depot. There is also excellent local public transport which makes many parts of Aberdeen easily accessible from this area.



View this property here

<https://www.aspc.co.uk/search/property/346573/Flat-2--13-Bridge-Street/Aberdeen/>

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