

**Flat D , 84 Crown Street,**  
Aberdeen, AB11 6ET

Fixed Price  
**£75,000**

**Under offer**

 1  1  1   37 m<sup>2</sup> EPC D Council Tax Band B



**Contact Solicitor**

Peterkins  
(Property Sales) 100 Union Street  
Aberdeen  
AB10 1QR

01224 428100

[propcen@peterkins.com](mailto:propcen@peterkins.com)

<http://www.peterkins.com>

**Features**

**Description**

**IMMACULATE ONE BEDROOMED CITY CENTRE TOP FLOOR FLAT**

**Accommodation comprises:** Hall. Open plan living room and kitchen. Double bedroom. Shower room. Gas central heating. Windows are of double glazed traditional timber sash and casement type. Security entry system

**description:** We are delighted to offer for sale this immaculate City centre flat which forms part of a traditional granite building with its common areas protected by a security entry system. Presented in excellent condition the property comprises: entrance; hall; open plan living room and fitted kitchen with appliances; shower room; double bedroom. Heating is provided by a gas central heating system. Windows are of double glazed traditional timber sash and casement type. The flat will be sold

complete with all fixtures and fittings, furniture and appliances providing an ideal purchase for the first time buyer.

**location:** Crown Street is located just off Union Street and is well placed for quick and easy access to the business and industrial estates at Altens and Tullos, both Universities and the City centre itself. From Union Street barely a five minute walk away are bus services to all parts of the City.

**directions:** From Union Street, turn onto Crown Street, and number 84 is a short distance along on the right hand side of the road.

**entrance:** Well maintained, shared entrance and access to the flat is accessed via a security entry system; laminate flooring with pinspots; spotlights; security lighting.

**hall:** Staircase leads to the upper upper floor: 'Velux' window allows natural light into the hall and staircase; Wall mounted security entry handset; spotlight fitting; fitted carpet; radiator.

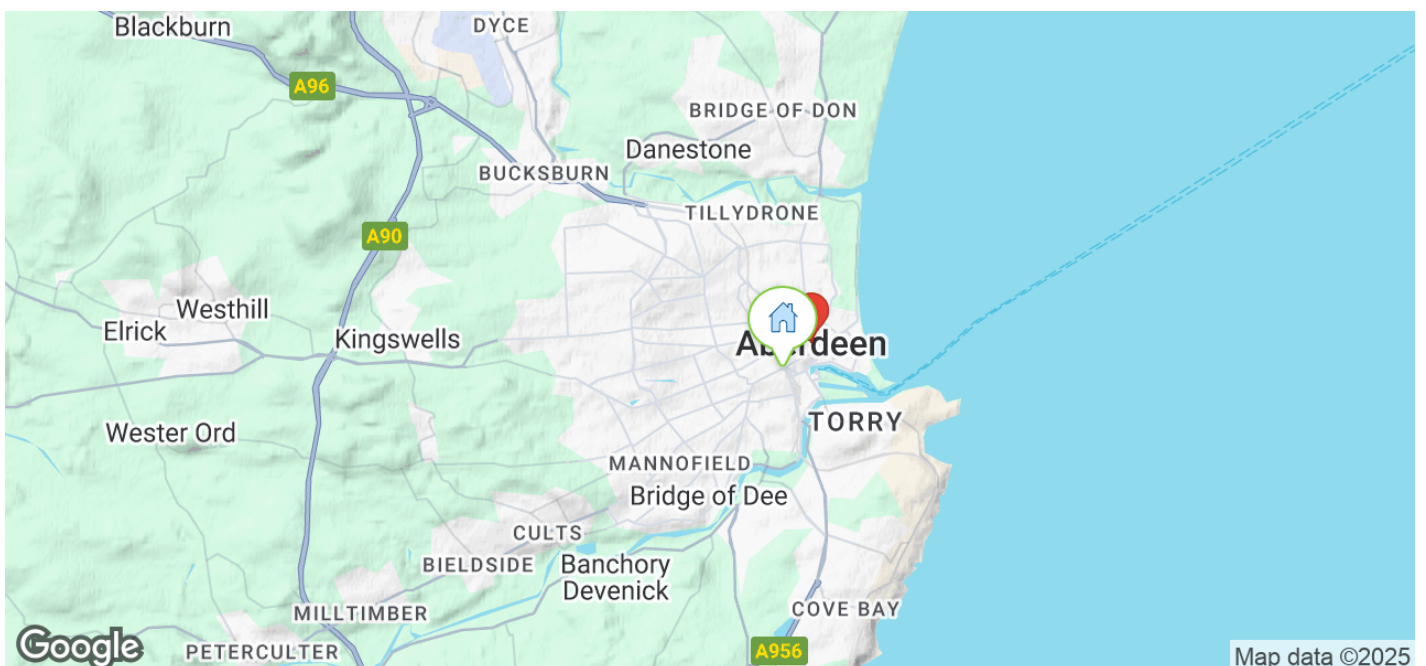
**living room: 13'3x11'7** Lovely open plan room with a 'Bay' style window large window situated to the front of the building; sloped ceiling; spotlights; polished chrome switchplate and sockets; fitted carpet; radiator.kitchen:

8'x5' Well equipped kitchen fitted with a range of white base and wall mounted cabinets linked by coordinated work surfaces and ceramic wall tiles; built in double oven; ceramic hob; circular stainless steel sink and drainer with a mixer tap; stainless steel chimney style cooker hood; integrated washing machine; integrated fridge; window fitted with a 'Ventian' blind to the front of the flat; spotlights; laminate flooring.

**shower room:** Modern shower room fitted with a three piece white suite comprising; tiled shower cabinet complete with a mixer shower; W.C and sink; spotlights; wall mirror and glass shelf; extractor fan; ceramic floor tiles; chrome ladder style radiator.

**bedroom: 13'3x11'7** Bright double bedroom with a large window to the rear of the building fitted with a 'Venetian' blind; sloped ceiling; free standing wardrobe; polished chrome switchplate and sockets; spotlights; loft access; fitted carpet; radiator.

**loft:** The storage loft area is accessed from the upper hall.



## **View this property here**

<https://www.aspc.co.uk/search/property/351695/Flat-D---84-Crown-Street/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.