

## 5 Granton Place, Aberdeen, AB10 6QX

Price Around  
**£60,000**

**Under offer**

 1  1  1   34 m<sup>2</sup> EPC D Council Tax Band A



### Contact Solicitor

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### Features



Garden

## Description

### Bright and airy one bedroom in the desirable west end of Aberdeen - on street parking

We are pleased to offer for sale this delightful **one bedroom ground floor flat** as part of a traditional granite building in a highly desirable part of the City Centre. The property comprises of gas central heating, double glazed windows, a shared garden and on-street parking. The property is ready to move in and would be ideal for a business professional, a young couple or as an investment property.

The bright and modern décor of the hallway with dark ceramic floor tiles welcomes visitors into the flat through a unique feature archway. The doors are attractive and partly glazed, which allows for a more airy and spacious appearance throughout. A meter cupboard and consumer box were installed in 2015. A secure entry phone system is available here, as well as conveniently fitted coat hooks for outerwear.

The lounge is situated overlooking a view to the front with an abundance of natural light coming into the room. Of good proportions, the lounge would allow space for a variety of furniture, with high ceilings, deep skirting boards and a decorative fireplace as a centrepiece with integrated alcove shelves on each side. The fireplace is of an oak surround, slate hearth and cast iron inset which would provide a cosy ambience to host friends and family around. Oak laminate floors and an original ceiling rose add an overall elegant touch. The light fittings, sofa, breakfast bar table with two high chairs will be included in the sale.

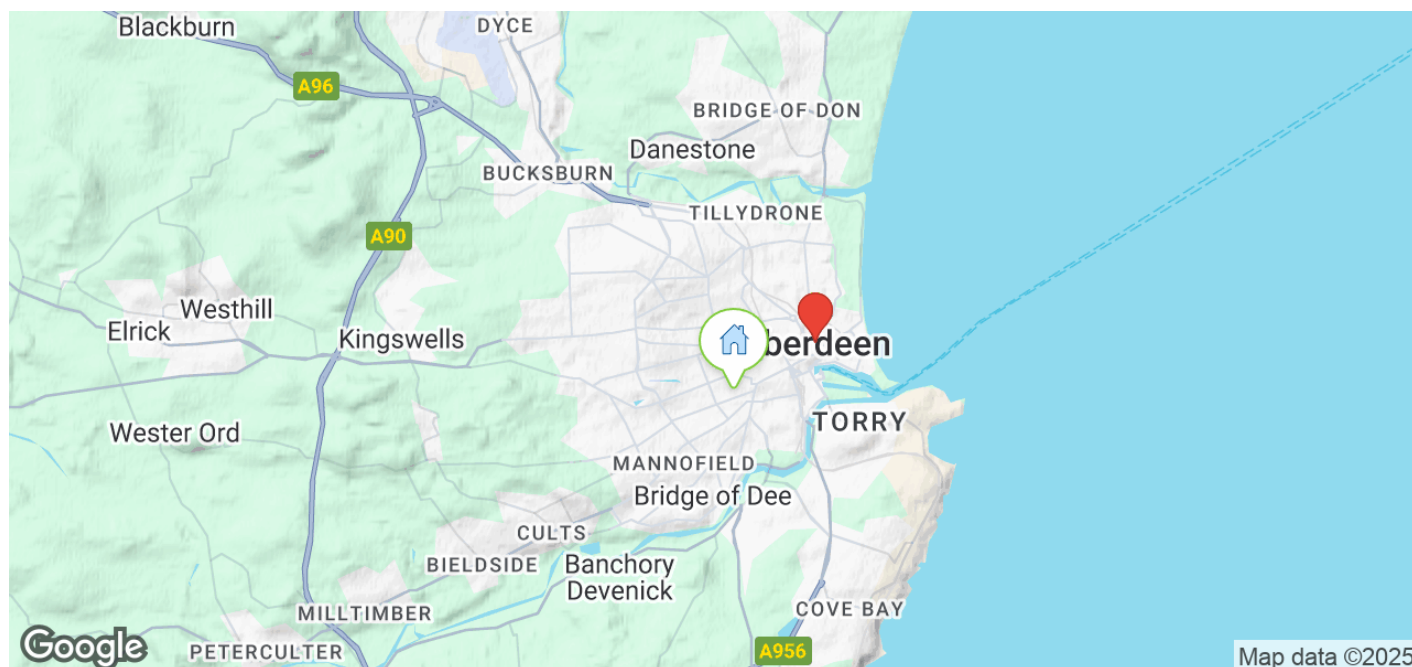
The double bedroom enjoys a view overlooking the shared garden of the property. The room benefits from an integrated wardrobe with hanging rails and shelves inside for ample storage space. The floors have been fitted with wood-effect laminate, white décor throughout and a high level cupboard above the wardrobe which conceals the gas fired combi-boiler. A single bed is included in the sale.

A modern shower-room comprises of panel glass slide-doors with an overhead thermostatic mains shower, a pedestal hand-wash basin with mixer taps, W.C., tiled-floors, a chrome heated towel radiator, ceiling spotlights and wall mirror.

**Location** Granton Place is a quiet residential street in the heart of the City Centre between Union Grove and Claremont Street. The property is particularly convenient for the oil related offices at Rubislaw, Albyn Place and Carden Place. There are good local shops and a range of reputable restaurants, bars and cafes nearby. The property is within proximity of Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations. Albyn School and St Margaret's School are both within easy walking distance.

## Directions

From the west end of Union Street turn left onto Holburn Street and veer right onto Union Grove. Take the first left turn onto Granton Place. The property is on the left and indicated by our 'for sale' sign.



## Accommodation comprises

Lounge

Bedroom

Kitchen

Shower Room

**View this property here**

<https://www.aspc.co.uk/search/property/352734/5-Granton-Place/Aberdeen/>

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