

**42b Regent Quay,**  
Aberdeen, AB11 5BE

Price Over  
**£130,000**

 2  1  1   49 m<sup>2</sup> EPC D Council Tax Band B



**Contact Solicitor**

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**Features**  Off street parking

**Description**

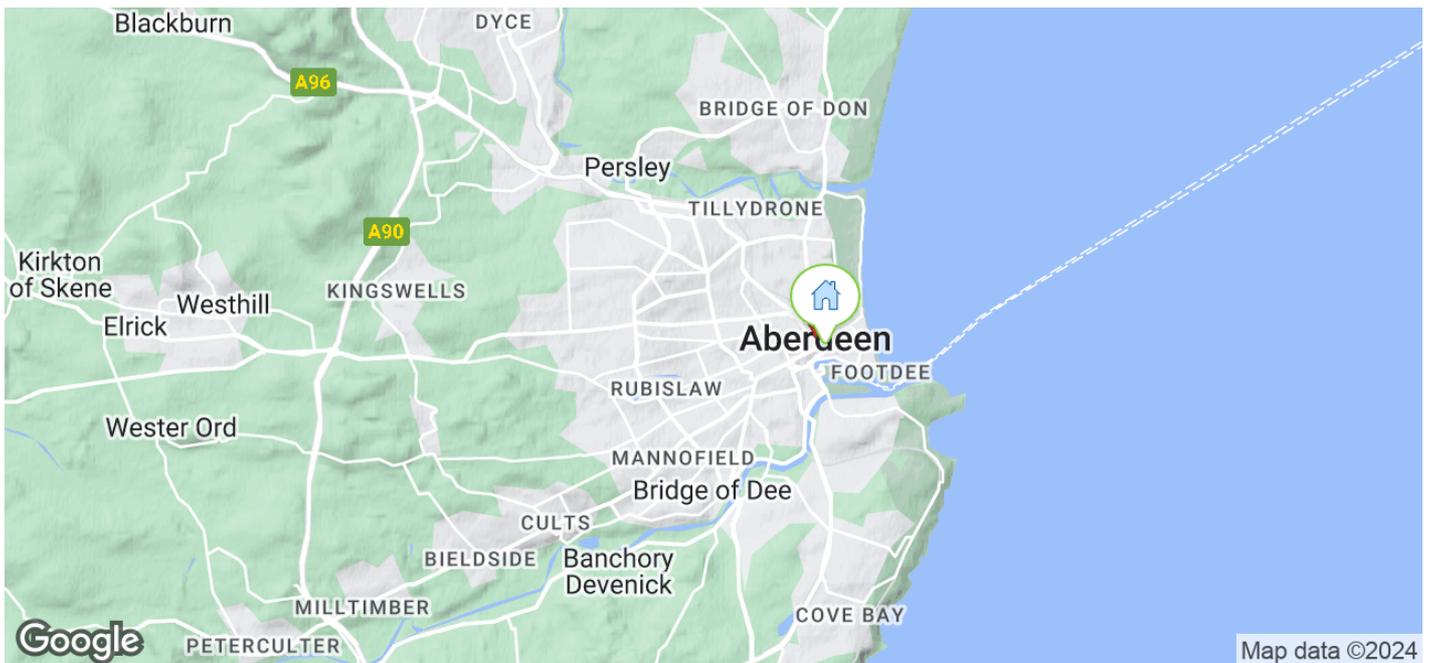
Located in the heart of the city centre, within minutes walk of Union Street’s excellent shopping facilities, we have pleasure in offering for sale this two bedroom ground floor flat with exclusive parking space forming part of a traditional listed building with the communal areas protected by a security entry system. The flat itself boasts spacious accommodation and has been decorated in neutral tones to suit all tastes.

Viewing is strongly recommended to appreciate fully the excellent accommodation on offer, along with the convenient location.

**Location** Regent Quay is situated within walking distance of the excellent range of shops, bars, restaurants and recreational amenities which are located within the City Centre and there are excellent public transport facilities to and from various parts of the City.

**Directions**

From the east end of Union Street, turn onto Marischal Street and then left onto Regent Quay. Number 42 is located on the left hand side.



## Accommodation comprises

**Hall:** The welcoming hall provides access to all accommodation. Security entry handset. Neutral carpet.

**Lounge:** 3.84m x 3.41m (12'6" x 11'2") approx. The charming lounge overlooks the front of the property via a Georgian style window. Neutral décor and carpet.

**Kitchen:** 3.84m x 1.67m (12'6" x 5'5") approx. The well appointed kitchen is fitted with a range of white gloss wall and base units and contrasting work surfaces incorporating the stainless steel sink and drainer. Tiled splashback. The built-in electric oven and electric hob will remain, together with the free standing automatic washing machine. Space for fridge/freezer. Built-in cupboard housing the electric meter. Extractor fan. Space for small breakfast bar. Tile effect vinyl.

**Double Bedroom One:** 3.91m x 3.05m (12'5" x 10'4") approx. Bedroom One is attractively decorated. Georgian style window to front. Neutral carpet.

**Double Bedroom Two:** 3.44m x 3.05m (11'3" x 10'4") approx. A good sized second bedroom to the rear and benefitting from a built-in wardrobe providing ample hanging space and storage. Built-in airing cupboard with shelving.

**Bathroom:** 2.95m x 1.71m (9'9" x 5'6") approx. The bathroom is fitted with a white three piece suite comprising bath with electric shower over, wc and wash hand basin. Extractor fan. Heated towel rail. Towel holder. Shower curtain. Laminate tile effect flooring.

## (Outside)

There is an exclusive parking space situated to the rear of the property. Access to the car park is barrier controlled.

## (Other Information)

All fitted floor coverings, curtains and light fittings are to remain, together with the oven, hob and free standing automatic washing machine.

**View this property here**

<https://www.aspc.co.uk/search/property/356142/42b-Regent-Quay/Aberdeen/>

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