

**17 Charlotte Place,**  
Aberdeen, AB25 1LX

Price Over  
**£60,000**

**Under offer**

 **1**  **1**  **1**  **23 m<sup>2</sup>** EPC **F** Council Tax Band **A**



**Contact Solicitor**

Andersonbain LLP  
6, 8 & 10 Thistle Street  
Aberdeen  
AB10 1XZ

01224 456789

[property@andersonbain.co.uk](mailto:property@andersonbain.co.uk)

<http://www.andersonbain.co.uk>



**Features**



Garden

**Description**

Situated within a traditional granite tenement in a quiet cul de sac location to which entry is gained by a security door locking system and which has a well maintained mutual hall and stairway, we are delighted to present for sale this beautifully presented **one bedroom ground floor flat** of fresh decorative appearance affording the opportunity to move in with the minimum of inconvenience. Having been upgraded to the highest of standards by the present owners, the property enjoys the modern comforts of electric heating and double glazing. This particular property would undoubtedly represent a rare opportunity for the discerning buyer to acquire a quality traditional flat in a convenient location and move in with the minimum of inconvenience with the property also likely to appeal to letting investors.

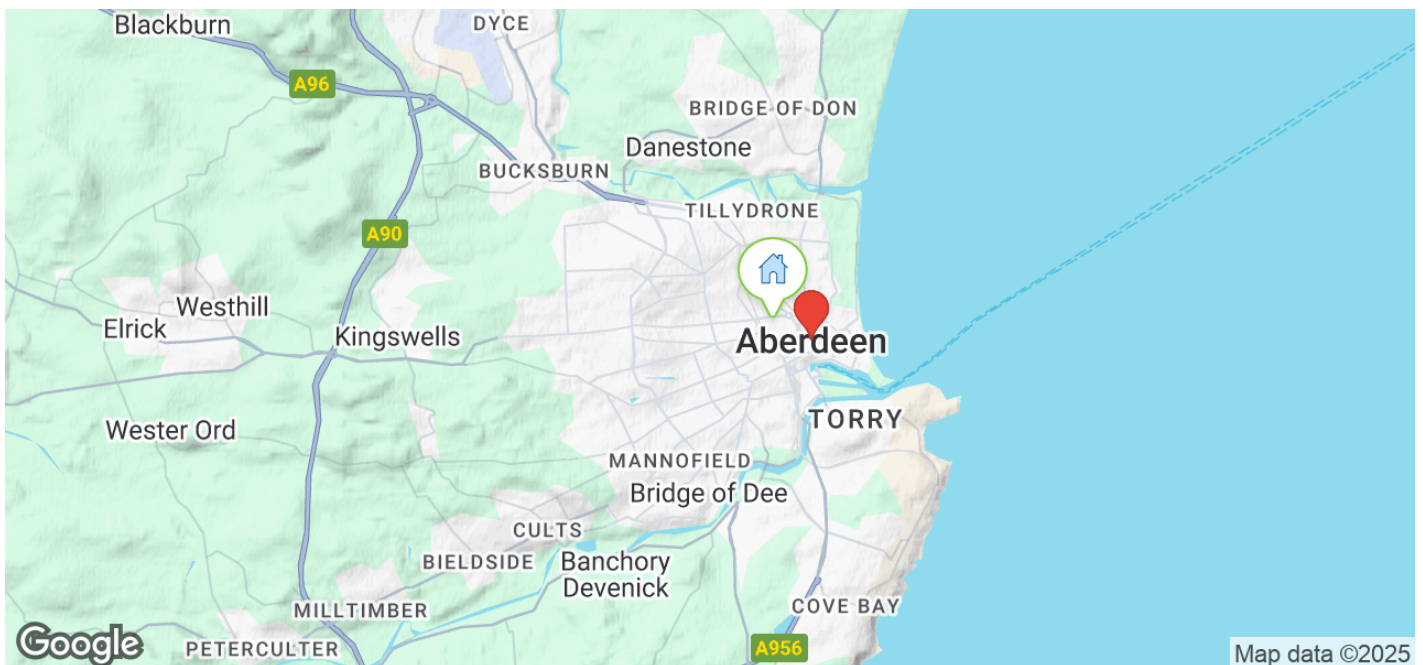
- Immaculate Ground Floor Flat
- 1 Double Bedroom

- Electric Heating & D.G
- Excellent 1st Time Buy
- Convenient Location

The accommodation comprises most welcoming entrance hallway which provides access to all rooms and elegantly proportioned lounge set on open plan with the kitchen which is fitted with a range of contemporary wall and base mounted units. Situated to the front, the excellent sized double bedroom benefits from built in cupboard and provides ample space for a range of freestanding furniture. Completing the accommodation, the centrally located shower room is fitted with a stylish white two piece suite with separate corner shower enclosure.

All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods.

Charlotte Place is situated close to the centre of Aberdeen in an area well served by a wide range of local shops and public transport facilities. The location is convenient for Aberdeen University and for Foresterhill Hospital, with most parts of the City being readily accessible by a variety of arterial routes. Given the property's central location, a wide range of pubs, clubs, restaurants and leisure facilities are all within relatively easy walking distance.



## Accommodation comprises

**ENTRANCE HALLWAY: 4'4" x 3'9"**

**LOUNGE / KITCHEN: 13'0" x 11'1"**

**BEDROOM: 10'0" x 8'8"**

**SHOWER ROOM: 6'11" x 5'2"**

**Externally,** on street parking is available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable. Interested parties should contact Aberdeen City Council.

## **View this property here**

<https://www.aspc.co.uk/search/property/356862/17-Charlotte-Place/Aberdeen/>

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