

**7 Portland Street,**  
Aberdeen, AB11 6LN

Price Over  
**£110,000**

 1  1  1  52 m<sup>2</sup> EPC D Council Tax Band A



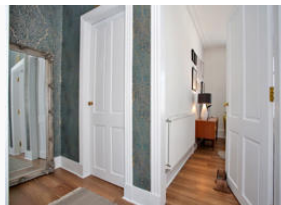
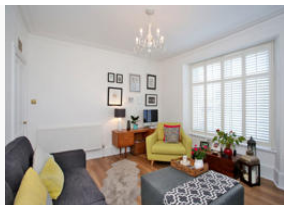
**Contact Solicitor**

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**Features**



On street parking

**Description**

Situated within a well maintained building to which entry is gained by a Security Door Locking System and has an upgraded Mutual Hall and Stairway with new flooring, this **second floor flat** offers well proportioned accommodation, represents excellent value for money and affords the opportunity to move in with the minimum of inconvenience. Amongst its added features the property enjoys the benefits of Gas Central Heating, Double Glazing, a beautifully appointed fitted Kitchen with various integrated and free standing appliances and upgraded aquapanelled Bathroom with white suite and fitted shower. The laminate floor finishes, some curtains, blinds and some light fitments will be included in the price.

**Location** Portland Street is an area close to the City Centre from which most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location being particularly convenient for the City Centre and the oil related offices on the South side of Aberdeen and with good access by rail from the nearby railway station to Dyce. Given the properties central location a wide range of pubs, clubs, restaurants and leisure facilities are all close to hand.

## Directions

From Union Street turn into Crown Street. Portland Street is the seventh opening on the left.



## Accommodation comprises

**Hall:** With laminate flooring, meter cupboard, telephone for security door locking system.

**Lounge:** 3.96m x 3.7m (13' x 12'2") approx. Nicely proportioned bright airy Lounge with double window to front and single window to side, coving, alcove with display/storage shelves and low level storage cupboard, central light fitment, TV point on wall, laminate flooring, dimmer switch.

**Kitchen:** 3.68m x 2.31m (12'1" x 7'7") approx. Upgraded Kitchen with a range of base and wall units with high gloss white doors with stainless steel handles and coordinating work surfaces with glazed splashbacks, stainless steel sink unit with mixer tap, fittings for plumbing in an automatic washing machine, integrated Four Ring Gas Hob with Electric Oven below, glazed splashback behind and Extractor above set into stainless steel canopy, space for fridge/freezer, laminate flooring, roller blind and ample space for dining. N.B. The Zanussi Fridge/Freezer and Hotpoint Automatic Washing Machine are both to be included in the price.

**Bedroom:** 4.52m x 3.55m (14'10" x 11'8") approx. Extremely spacious Double Bedroom to rear with double fitted wardrobe with double cupboards above all with louvre doors, separate shelved storage cupboard and walk-in store, laminate flooring.

**Bathroom:** Upgraded aquapanelled Bathroom with white suite with fitted Triton electric shower over bath, glazed shower screen, medicine cabinet with mirror door, heated towel rail, triple spotlight, extractor fan, laminate flooring.

### (Outside)

Shared Store. Usual Mutualities.

### (Other Information)

The laminate floor finishes, some curtains, blinds and some light fittings will be included in the price.

**View this property here**

<https://www.aspc.co.uk/search/property/358648/7-Portland-Street/Aberdeen/>

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