

**39a, Powis Place,**  
Aberdeen, AB25 3TS

Price Over  
**£59,500**

**Under offer**

 1  1  1   31 m<sup>2</sup> EPC **E** Council Tax Band **A**



**Contact Solicitor**

James & George Collie  
450 Union Street (Sales)  
Aberdeen  
AB10 1TR

01224-572777

[p.sales@jgcollie.co.uk](mailto:p.sales@jgcollie.co.uk)

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

**Features**  Garden

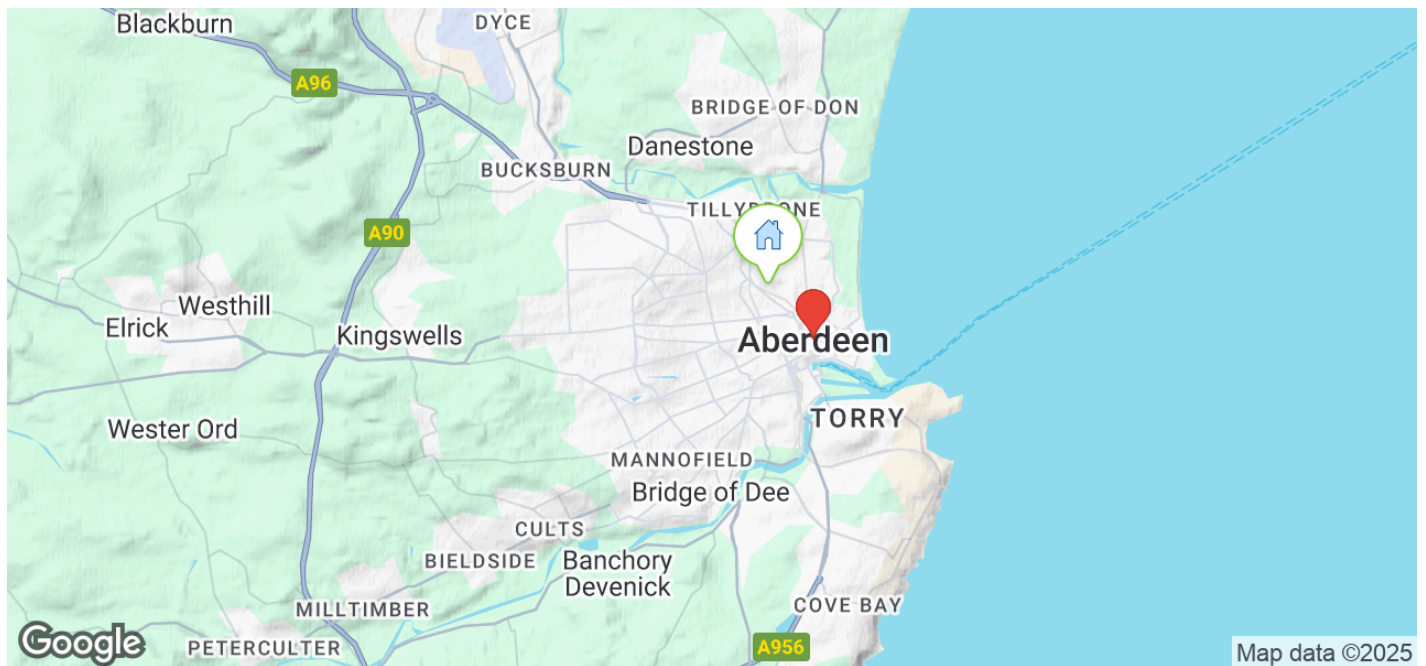
**Description**

We are delighted to offer for sale this immaculate **ONE BEDROOM GROUND FLOOR FLAT** within a traditional granite tenement building and situated in an excellent location close to Aberdeen University and the City centre. The neutrally decorated flat provides an excellent purchase for a first time buyer and boasts gas central heating and double glazing.

**The ready to move in accommodation comprises:** A hallway which provides access to all rooms a has high level meter cupboard; the lounge kitchen is a bright and airy room providing ample space for soft furnishings, the kitchen has white gloss wall and base units with wood effect work tops, stainless steel sink, free standing electric cooker (to remain), under counter fridge freezer and microwave (available by separate negotiation). A full size cupboard with a shelf and coat hooks also houses the gas meter; the double bedroom which is situated to the rear and enjoys a pleasant outlook over the rear garden, built in wardrobes with mirror sliding doors and further cupboards above, a full size

cupboard houses the central heating boiler and provides extra storage space, a door leads to under the stairs which is suitable as a study area or for further storage; the shower room is fitted with a white two piece suite with a generous size shower cubicle with aqua panelling within, black glitter floor tiles, W.C and two storage cupboards above the hand basin. Outside: The exclusive front garden is laid to stone chips for easy maintenance with a small flower border situated under the window. The rear garden is shared and is mostly laid to grass with an exclusive outhouse. Rear access out into Powis Lane where parking is available with a parking permit (applications from Aberdeen City Council).

Powis Place is located to the north of the City within easy walking distance of Aberdeen University Kings College campus. The property is also well placed for access to the City centre, public transport services and Seaton Park. Shopping is well catered for with local convenience stores and Kittybrewster retail park situated on Bedford Road.



### View this property here

<https://www.aspc.co.uk/search/property/359055/39a--Powis-Place/Aberdeen/>

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