

**176J, South College Street,**  
Aberdeen, AB11 6LD

Price Over  
**£175,000**

**Under offer**

 2  1  1   80 m<sup>2</sup> EPC **C** Council Tax Band **D**



**Contact Solicitor**

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**Features**

**Description**

This prime executive two double bedroomed apartment is undoubtedly one of the most desirable in this quality modern development in a great city centre location. Of particular note are the superb south facing Cabrio balcony windows, the spacious dining kitchen and the exclusive parking space which is clearly visible from the apartment. The apartment boasts an enviable level of living accommodation being one of the largest in the development, and was completed to exacting standards enhanced by neutral décor and quality floor coverings. Upon entering, steps lead up to the instantly appealing reception hallway which leads on to the beautiful light filled lounge with south facing Cabrio balcony windows, quality comprehensively equipped dining kitchen, two generous sized double bedrooms, both with built-in wardrobes, and quality fitted bathroom. Large Velux windows throughout the property add to the loft style ambience. Outside, there are areas of lawn interspersed with young trees and within the internal courtyard, the exclusive parking space. A factor has been appointed for the maintenance of the communal areas for which a monthly fee is payable. This is a well appointed apartment and internal inspection is genuinely recommended.

South College Street enjoys easy access to Aberdeen city centre with its wealth of amenities and also to the business centres to the south of the city. Regular public transport is readily available. There are lovely riverside walks along the River Dee and the Duthie Park with its wide open spaces and renowned Winter Gardens is also close by. The popular Union Square shopping and leisure complex with its late night shopping, restaurants and cinema is only some 5 minutes walk from the property, as are Aberdeen's bus and railway stations.

**Communal Hall** The communal hallways are protected by a security entry system, have security lighting, are tastefully decorated and well maintained under a factoring contract.

**Entrance Hall** A bright hall with window to rear and staircase to reception hall.

**Reception Hall 24'9" x 3'10" [7.58m x 1.21m] approx.** A lengthy, welcoming hall, finished with solid oak flooring and fitted with white wood grain effect panelled inner doors. Security entry handset. Built-in double cupboard. Hot water cylinder cupboard.

**Lounge 24'1" x 12'8" [7.34m x 3.89m] approx. into window recess** This immaculate room is beautifully appointed and offers an exceptionally bright and airy loft-style living space with dual aspect windows, affording views across the city. A Cabrio balcony, opening towards the garden courtyard, floods this large room with light and affords striking views across the River Dee and Bridges. Exuding a magnificent bright ambience, it offers ample space for free standing furniture and is presented in contemporary neutral emulsion décor, fitted with a co-ordinating carpet. The focal point to the room is provided by a modern off-white fire surround with matt black inlays and hearth and inset pebble effect fire.

**Dining Kitchen 11'2" x 10'6" [3.41m x 3.23m] approx.** Flooded with natural light, this well co-ordinated room offers ample space for a table and chairs and is fitted with a comprehensive range of wall and base storage cabinets in a light wood finish. The generous runs of co-ordinating metallic silver worktops extend along the splashbacks and incorporates a built-in gas hob, fan oven and cooker hood. Velux window to front. Plumbed for automatic washing machine. Single drainer stainless steel sink unit and glass splashguard. Tiled effect flooring.

**Master Bedroom 10'10" x 10'6" [3.35m x 3.22m] approx. into door** A tastefully presented room with co-ordinating feature paper walls and emulsion décor. Located to the front, it affords ample space for free standing furniture and is fitted with a neutral carpet. Built-in wardrobe with triple mirrored sliding doors.

**Double Bedroom 2 11'2" x 9'8" [3.41m x 2.99m] approx.** A bright and airy room with velux window to front, presented in neutral décor and fitted with a neutral carpet. Built-in mirrored door wardrobe. Hatch to loft space.

**Bathroom 7'10" 7'3" [2.43m x 2.21m] approx.** Comprises a white two piece suite set into co-ordinating gloss vanity cabinets, recess open shelving and worktops, and a bath with overhead shower and eye catching feature tiled wet walls. Velux deep silled window to rear. Vinyl flooring. Electric shaver point.

**Outside** The extensive, well maintained mutual gardens are laid mainly to lawn with trees and decorative borders. Allocated car parking space together with ample additional resident and visitor parking.

**Notes** Quality Loft Style Penthouse Apartment, extending to 78 sq.m. Gas central heating. Double glazing. EPC=C. All fitted floor coverings, blinds and light fittings to remain. Factor fee payable.



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