



24 Orchard Street, Aberdeen AB24 3DL

Offers over £71,995

IMMACULATE ONE BEDROOM TOP FLOOR FLAT IN A POPULAR LOCATION AT THE EDGE OF OLD ABERDEEN

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this IMMACULATE ONE BEDROOM TOP FLOOR APARTMENT, forming part of a traditional granite tenement situated on the outskirts of Old Aberdeen. Beautifully presented throughout, with clean and well maintained communal hallway, the property benefits from security entry system, gas central heating and full double glazing. The accommodation, which is light and airy with high ceilings and neutral decor, comprises: Entrance Hall; lovely Lounge to front; modern Bathroom; Double Bedroom to rear; and Kitchen. There is also the added benefit of a huge communal Loft space which is fully floored. The garden to the rear, which is also shared, is laid mainly to lawn, with exclusive coal cellar and shared former wash house. Being sold with most of the furniture included, this is the perfect first time buy or investment opportunity. On street parking is available on obtaining a residents permit from the local authority.

Orchard Street is situated in a pleasant location within easy reach of Aberdeen's Union Street with its vast range of facilities. The area itself is well served by an excellent range of shops and other amenities, and is particularly convenient for access to Aberdeen beach front, Aberdeen University and Kings College, and the Sports Village. Old Aberdeen, with its quaint cobbled streets and historic buildings, is just round the corner, with beautiful walks available in Seaton Park. The retail parks at Kittybrewster and Berryden are within walking distance and regular public transport is readily available on nearby King Street.

ENTRANCE HALL



Entered by solid wooden door, the welcoming Entrance Hall is laid with quality flooring, with high level enclosed meter cupboard, smoke alarm, ceiling light fitting and security entry system handset. There is also a handy shelved storage cupboard.

LOUNGE 13' 0" X 12' 10" (3.96M X 3.91M)



Beautifully presented Lounge, with window to the front allowing natural light and highlighting the high ceilings and light available. Recesses flank either side of the chimney breast. Ceiling light fitting, central heating radiator, and television point. Please note, the white units and sofa are included in the sale.

BATHROOM 8' 2" X 4' 5" (2.49M X 1.35M)



Aqua panelled and fitted with a modern three piece suite comprising wash hand basin in vanity, toilet pedestal, and bath with shower over. Inset downlighters, extractor fan and chrome ladder style radiator. Recess with display shelving.

BEDROOM 10' 9" X 8' 0" (3.28M X 2.44M)



Bright and airy Bedroom with window overlooking the garden to the rear, with ample room for a range of free-standing furniture. The bed, free-standing wardrobe and chest of drawers are included in the sale. Ceiling light fitting and central heating radiator.

KITCHEN 8' 5" X 4' 1" (2.57M X 1.24M)



Situated to the rear, a window overlooks the garden. The Kitchen is fitted with a modern range of wall and base units with complementing work surfaces and tiled splashback. There is an inset sink and drainer with mixer tap below the window. The integrated appliances include oven with gas hob and extractor over, fridge/freezer and washing machine. An additional asset is the ceiling mounted pulley which allows clothes to dry without taking up floor space. Ceiling light fitting and central heating radiator.

LOFT SPACE



There is a most generous shared Loft space which is fully floored and shared by all properties in the building, accessed by stairs from the upper floor, with skylight window. The central heating boiler is housed here.

EXTERNAL



The shared garden to the rear is on split level with partially enclosed slabbed area and steps down to a neat shared lawn. The wash house is also shared and there is an exclusive coal cellar. On street parking is available on obtaining a residents permit from the Local Authority.

EXTRAS

All curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the sofa and white furniture in the Lounge, the bed, free-standing wardrobe and chest of drawers in the Bedroom.

COUNCIL TAX BAND - A

EPC BANDING - D



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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

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