



Flat A, 105 Gallowgate, Aberdeen AB25 1BY

Offers over £79,500

ONE BEDROOM GROUND FLOOR APARTMENT IN THE CITY CENTRE WITH ALLOCATED PARKING SPACE WITHIN A SECURE CAR PARK

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

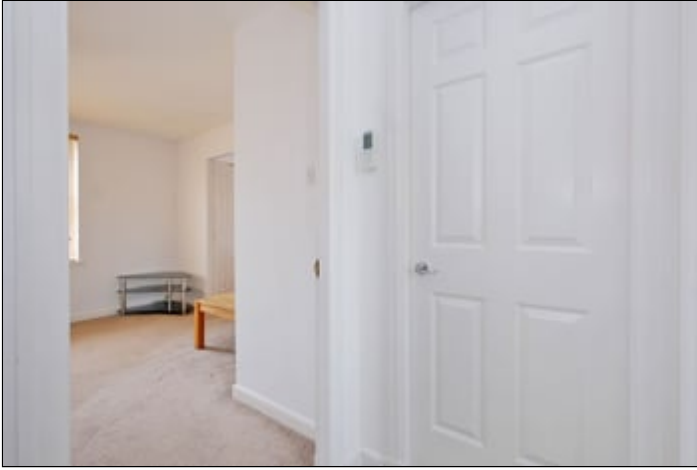
We are pleased to offer for sale this ONE BEDROOM CITY CENTRE APARTMENT, forming part of a modern purpose built development in the heart of the City Centre, close to the College and University. Benefitting from gas central heating and full double glazing, the apartment is situated on the ground floor of a fully factored building and has the added appeal of an allocated parking space within secure car park.

The accommodation comprises: Entrance Hall; Lounge to front; modern fitted Kitchen; generous Double Bedroom; and Shower Room. The communal areas are clean and well maintained under a factoring agreement. This is an ideal first time purchase or investment opportunity. Early viewing is highly recommended.

Gallowgate is located in the heart of the city centre within easy reach of a host of amenities including excellent shopping facilities, public transport services and a range of restaurants, bars and cafes. The property is a short walk from Aberdeen College and the Bon Accord Shopping Centre, and within easy reach of the Aberdeen University Campus at Old Aberdeen.

Directions Travel east along Union Street and turn left into Broad Street. Pass Marischal College on the right hand side and continue through two sets of traffic lights. No 105 Gallowgate is on the left hand side after Berry Street.

ENTRANCE HALL



Welcoming Entrance Hall, with ceiling light fitting, security entrance handset, smoke alarm and central heating radiator.

LOUNGE 12' 7" X 12' 0" (3.84M X 3.66M)



Light and airy Lounge with twin windows to the front of the property allowing natural light. Decorated in neutral tones with complementing carpeting, there are two central heating radiators, ceiling light fitting, television and telephone points. Door to Kitchen.

KITCHEN 10' 5" X 6' 7" (3.17M X 2.01M)



Modern Kitchen fitted with a range of wall and base units with complementing surfaces and splashback tiling. Inset stainless steel sink and drainer with mixer tap. A window to the front allows natural light. The integrated appliances include oven, hob and extractor hood. The fridge/freezer and washer/dryer are to remain. Wall mounted boiler. Central heating radiator and three point ceiling light fitting. Smoke alarm.

BEDROOM 11' 0" X 9' 9" (3.35M X 2.97M)



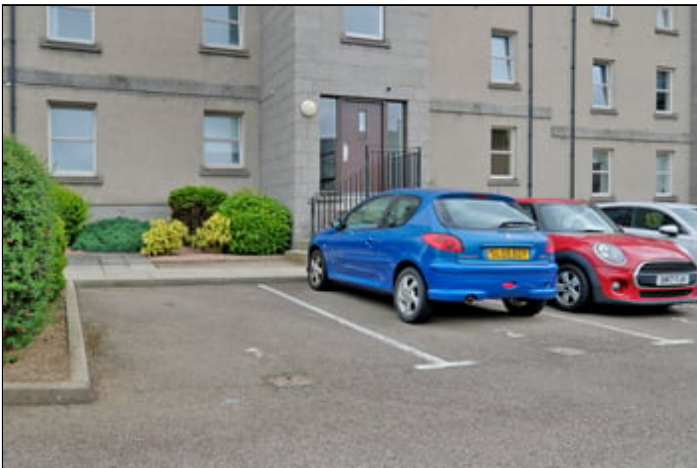
A large Double Bedroom with window overlooking the car park to the rear, again decorated in neutral tones and benefitting from double built-in wardrobes with sliding mirrored doors, hanging and shelf storage. Additional deep storage cupboard. Ceiling light fitting and central heating radiator.

SHOWER ROOM 6' 9" X 5' 6" (2.06M X 1.68M)



The Shower room is partially tiled and fitted with wash hand basin, toilet pedestal, and double size shower cubicle. Window to rear. Three point ceiling light fitting and central heating radiator.

EXTERNAL



The property is set in landscaped grounds which are maintained under a factoring agreement. There is an allocated car parking space within the secure car park.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the fridge/freezer and the washer/dryer, and the usual fixtures and fittings in the Shower Room.

COUNCIL TAX BAND - C

EPC BANDING - C



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