



1D, Bon Accord Square, Aberdeen AB11 6DJ

Fixed price £100,000 - £20,000 below valuation!

ONE BEDROOM TOP FLOOR MODERN APARTMENT LOCATED IN THE CITY CENTRE WITH
SECURE ALLOCATED PARKING

Stronachs

1D, Bon Accord Square, Aberdeen AB11 6DJ

New Fixed Price £100,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this well presented TOP FLOOR ONE BEDROOM APARTMENT within the heart of the city centre. The original granite building was transformed into bespoke modern apartments to fit into the historical surroundings. Benefitting from newly installed double glazing, gas central heating and video entry system, the accommodation comprises: well maintained communal Hallway; Entrance Hall, open plan Lounge including Kitchen and Dining space; Generous Double Bedroom to the rear with built in storage; and Bathroom. There is allocated parking to the rear via fob entry with further metered parking available to the front.

Bon Accord Square is located within walking distance to most local amenities in the area, this includes, Union Terrace Gardens, restaurants, local cafes ,primary and secondary schools as well as local shops serving everyday needs. Public transport is easily accessible within this area for a wider range of facilities and excellent road links ensure easy access to the Industrial estates and the retail and leisure outlets at the Bridge of Dee. The area is Popular with all ages and with an established sense of community.

ENTRANCE HALL



Welcoming Entrance Hall provides access to the remaining accommodation containing a storage cupboard housing the boiler, still leaving ample space for storage. Smoke alarm, inset downlighters, central radiator and the electric meter box.

LOUNGE/KITCHEN/DINING 12' 9" X 15' 2" (3.89M X 4.62M)



Two windows to the front allow abundant natural light into the open plan living area, with ample room for relaxing, cooking and dining. The Kitchen is fitted with a quality range of wall and base units with integrated appliances including an integrated oven, hob with extractor hood over, washer dryer and separate fridge and freezer. There is the option to enjoy dining at the breakfast bar or there is space for a dining table and chairs. Central heating radiator, down lights, television and telephone point.

BEDROOM 10' 6" X 15' 2" (3.20M X 4.62M)



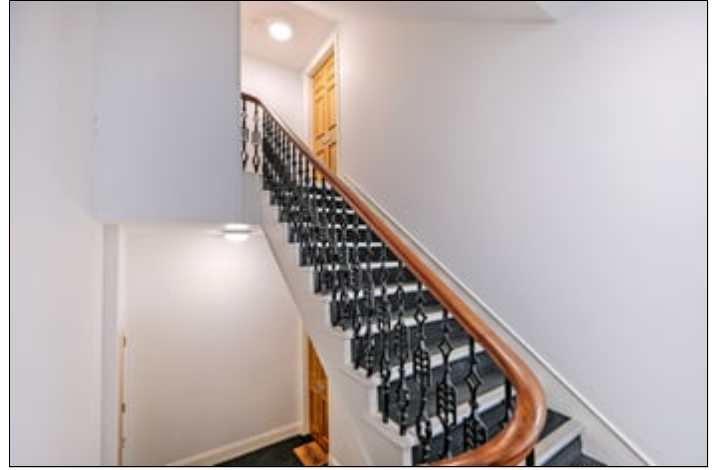
Light and airy Double Bedroom with built in storage and ample space for free standing furniture. Two windows to the rear allow natural light to flood the room. Central heating radiator and down lights.

BATHROOM 6' 9" X 7' 7" (2.06M X 2.31M)



Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Central heating radiator, extractor fan, shaver point and ceiling light fitting.

EXTERNAL



The building is currently factored by Newton Property Management Ltd who look after the communal areas. Well maintained communal hallway, secure parking to the rear of the property with access via fob. There is one allocated parking space.

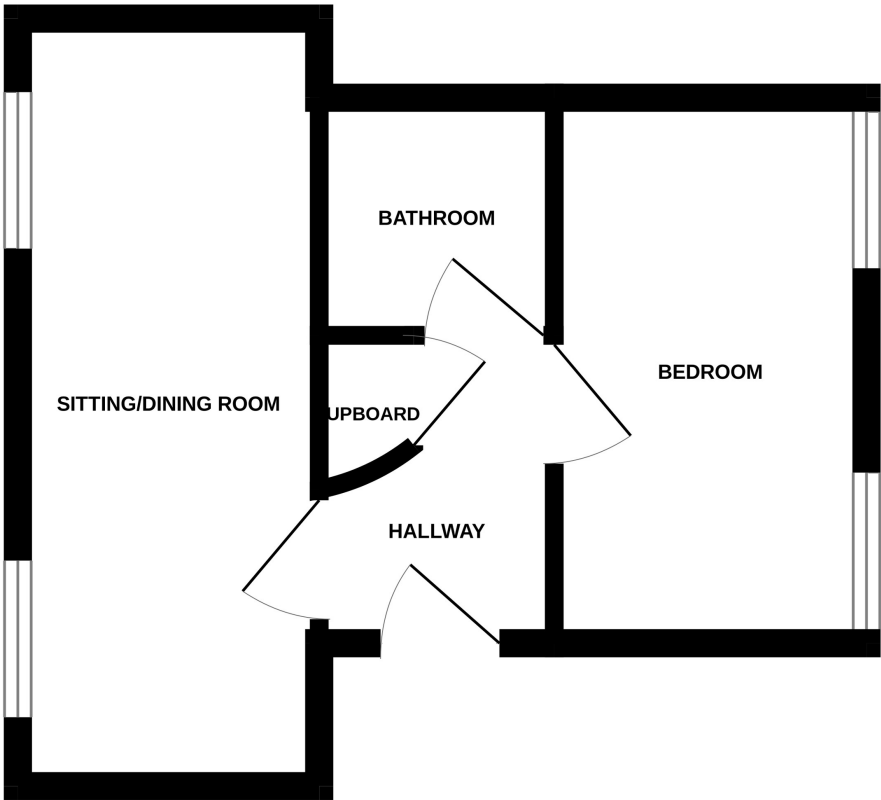
EXTRAS

This property is to be sold as seen including furniture and other items, making this an ideal first time purchase or investment.

COUNCIL TAX BAND - C

EPC BANDING - C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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