



53 Littlejohn Street, First Floor, Aberdeen AB10
1FL

Fixed Price £105,000

TWO BEDROOM FIRST FLOOR CITY CENTRE FLAT WITH ALLOCATED PARKING SPACE
WITHIN SECURE RESIDENTS CAR PARK

Stronachs

53 Littlejohn Street, First Floor, Aberdeen AB10 1FL

Fixed Price £105,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this TWO BEDROOM FIRST FLOOR FLAT forming part of a modern development in the heart of the city centre, with an allocated parking space within a secure residents car park. Benefitting from electric storage heating, full double glazing, and security entry system, the accommodation comprises: Entrance Hall; Lounge to front; Dining Kitchen; two Double Bedrooms; and Bathroom with shower. The communal areas and car parks are maintained under a factoring agreement. The property is being sold fully furnished, if required, making this an ideal first time buyer or investment purchase.

Location Littlejohn Street is located just moments away from Marischal Square, within a few minutes walk of the many shopping and leisure facilities within the city centre, and with all areas of the city easily accessible. The area is well served by regular public transport but most popular areas are within walking distance. The development has a secure barriered car park with an allocated parking space for this flat, of great appeal for city living.

ENTRANCE HALL



Welcoming Entrance Hall, with low level meter cupboard and large store/airing cupboard. Ceiling light fitting, electric heater and wall mounted coat hooks. Smoke alarm.

LOUNGE 14' 1" X 12' 8" (4.29M X 3.86M)



Light and airy Lounge with twin windows to front. Ceiling light fitting and electric heater. Television and telephone points. Door to breakfasting Kitchen.

DINING KITCHEN 10' 10" X 9' 8" (3.30M X 2.95M)



Fitted with a range of wall and base units with complementing work surfaces. Inset sink and drainer below window to front. There is an integrated oven, hob and hood, washing machine and microwave. Ceiling light fitting, heat sensor and wall mounted fan heater. Dining table and chairs.

BATHROOM 7' 8" X 5' 6" (2.34M X 1.68M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over . Shaver point. Recessed mirror, fan heater, ceiling light fitting and extractor fan.

BEDROOM 1 12' 0" X 9' 8" (3.66M X 2.95M)



Double Bedroom with window to rear, and benefitting from double built-in wardrobe providing hanging and shelf storage with sliding doors. Electric heater and ceiling light fitting.

BEDROOM 2 12' 0" X 8' 4" (3.66M X 2.54M)



Second Double Bedroom again to the rear of the property, with ceiling light fitting and electric heater.

EXTERNAL



The property sits in landscaped grounds with secure residents parking. There is an allocated car parking space to the rear of the property. The communal areas are maintained under a factoring agreement which costs approximately £90 per month including buildings insurance.

EXTRAS

The property is to be sold as seen including all contents, carpets and curtains.

COUNCIL TAX BAND - D

EPC BANDING - C

FIRST FLOOR, 53
LITTLEJOHN STREET



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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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

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

Stronachs