



136 Hardgate, Aberdeen AB11 6YU

Offers over £85,000

SUPERB ONE BEDROOM SECOND FLOOR FLAT IN A POPULAR AND CENTRAL LOCATION

Stronachs

# 136 Hardgate, Aberdeen AB11 6YU

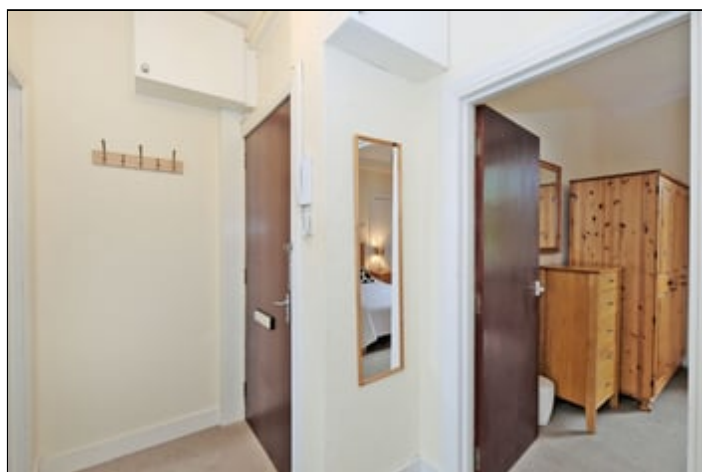
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this spacious ONE BEDROOM SECOND FLOOR FLAT, forming part of a traditional granite tenement in the City Centre, only a few minutes walk of Union Street, Union Square and the railway station. Benefiting from gas central heating and full double glazing, with the added security of a buzzer entry system, the accommodation comprises; Entrance Hall; spacious Lounge to front; Dining Kitchen to front; generous Double Bedroom; and Bathroom with shower. There are shared well kept gardens to the rear.

Hardgate is a pleasant street located just off Holburn Street and within easy reach of all areas of the city. The area is well served by public transport and there are numerous shops, cafes, salons just a few minutes walk away, as well as the abundance of leisure and shopping facilities within the city centre itself. This is an ideal first time purchase or investment buy in a super location.

## ENTRANCE HALL



Welcoming L Shaped Hall with wall mounted coathooks, high level meter cupboard, ceiling light fitting, smoke alarm and central heating radiator. Security entrance system handset.

## LOUNGE 13' 8" X 13' 2" (4.17M X 4.01M)



The light and airy Lounge has a large window to front which allows natural light to flood in, highlighting the neutral decor and space available. There are two built-in cupboards within the recesses which flank the chimney breast. Ceiling light fitting, smoke alarm, central heating radiator and television point.

## KITCHEN 13' 8" X 7' 5" (4.17M X 2.26M)



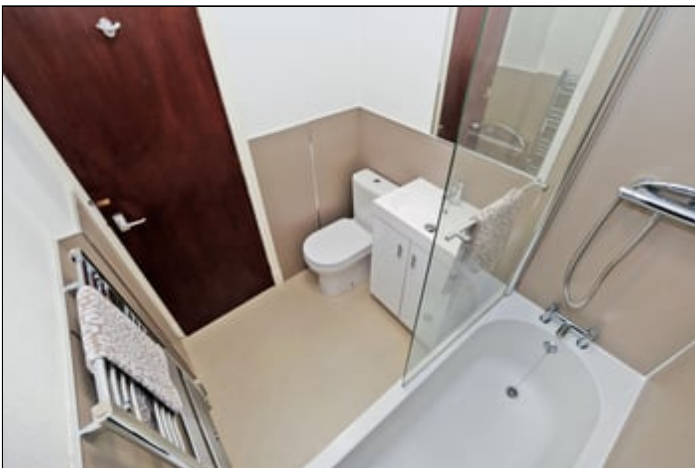
Fitted with a modern range of wall and base units with complementary work surfaces and splashback, a window to the front provides natural light. Inset sink and drainer with mixer tap. The integrated appliances include oven, hob and extractor hood. The washing machine and fridge/freezer are included in the sale. There is also space for small dining table and chairs. Ceiling light fitting, central heating radiator. Wall mounted boiler.

## BEDROOM 11' 9" X 10' 4" (3.58M X 3.15M)



This large Double Bedroom has a window overlooking the well maintained rear garden, and cupboard allowing storage. There is ample room for a range of Bedroom furniture. Ceiling light fitting and central heating radiator.

## BATHROOM 6' 4" X 5' 5" (1.93M X 1.65M)



Mostly aqua panelled and fitted with a modern three piece suite comprising toilet pedestal, wash hand basin in vanity, and bath with shower over and glazed shower screen. Ceiling light fitting, extractor fan, and chrome ladder style radiator.

## EXTERNAL



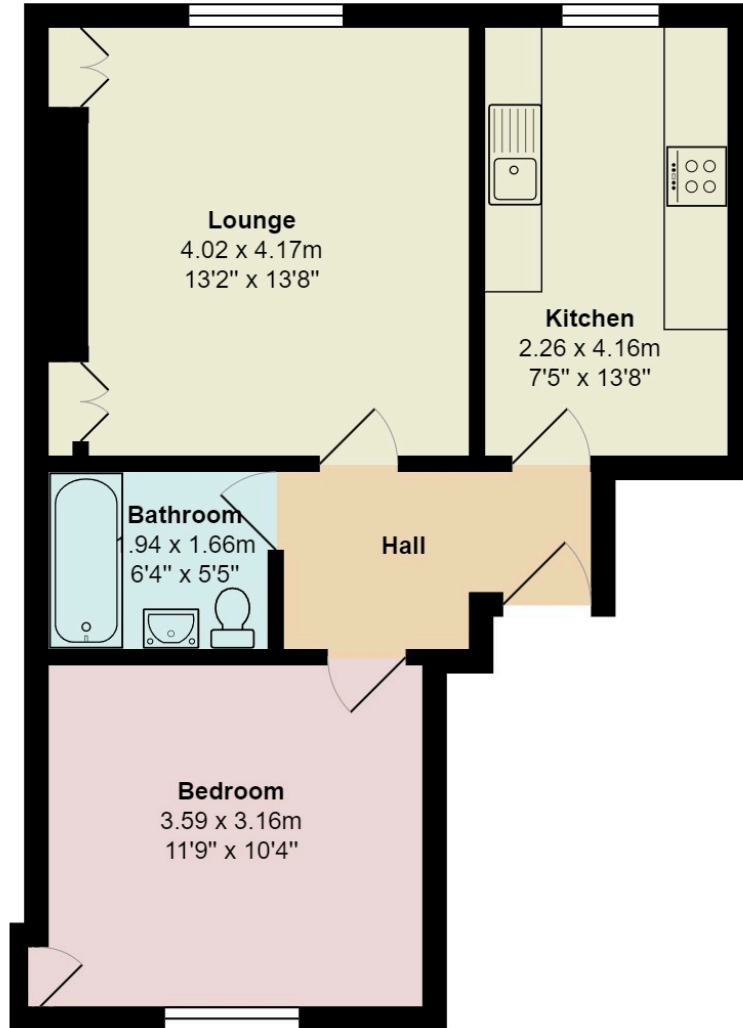
The well tended lawn to the rear is shared and laid mainly to lawn with a number of mature plants and trees.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances, washing machine and fridge/freezer in the Kitchen and the usual fixtures and fittings in the Bathroom.

**COUNCIL TAX BAND - B**

**EPC BANDING - C**





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