13 Gairn Mews, Gairn Terrace, Aberdeen AB10 6FL

Fixed Price £99,000

WELL PRESENTED TWO BEDROOM SECOND FLOOR FLAT LOCATED IN THE CITY CENTRE WITH PARKING AVAILABLE

Stronachs

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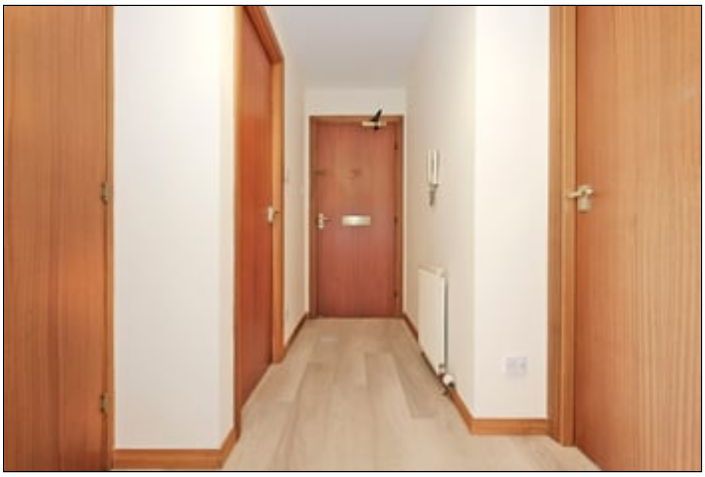
Fixed Price £99,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM SECOND FLOOR FLAT, located in the city centre. This property is well presented throughout, benefitting from gas central heating and full double glazing. The light and airy accommodation comprises: Entrance Hall; Lounge; Kitchen; Bathroom; and two Double Bedrooms. Set within a well maintained communal building which is factored by James Gibb, this is a perfect opportunity for a first time buyer or investment.

Gairn Mews is situated just off Holburn Street within walking distance of the city centre to enable exploration of all that the city centre offers. There is regular public transport taking you to various parts of the city. The Robert Gordons University Campus at Garthdee is within walking distance as is the Garthdee Retail Park and there are local shops in the area. Anderson Drive gives ease of access to business centres to the north and south of the city and Aberdeen Airport, along with the hospital complex at Foresterhill. There are lovely riverside walks along the River Dee and Duthie Park with it's café and renowned Winter Gardens which are on the doorstep.

ENTRANCE HALL



Entered via solid wooden door providing access to the remaining accommodation. There is a deep storage cupboard with wall mounted coat hooks and ceiling light. Security phone system, central heating radiator, smoke alarm and ceiling light fitting.

LOUNGE 15' 7" X 10' 2" (4.75M X 3.10M)

Neutrally decorated with two windows to the front allowing natural light to flood the room. Ample space for relaxing and dining. Sliding door to the Kitchen. Ceiling light fitting, central heating radiator, smoke alarm, telephone and tv point.

KITCHEN 9' 0" X 8' 7" (2.74M X 2.62M)

Situated off the Lounge via a sliding door, the Kitchen is fitted with modern wall and base units with complimenting work surfaces and splashback. The window to the front allows plenty of natural light. The oven, gas hob with extractor fan over are integrated and there is a washing machine, fridge and freezer. Inset sink and mixer tap. Ceiling light fitting, additional extractor fan, smoke alarm, carbon alarm and central heating radiator.

BEDROOM 1 11' 5" X 10' 2" (3.48M X 3.10M)

Spacious Double Bedroom with two windows to the rear which allows natural light. Benefitting from built-in wardrobe with sliding mirrored doors allowing excellent hanging and shelf storage as well as an additional cupboard with shelf storage. There is ample space for freestanding furniture. Ceiling light fitting and central heating radiator.

BEDROOM 2 9' 0" X 9' 4" (2.74M X 2.84M)

Double Bedroom to the rear, again benefitting from built-in wardrobe with sliding mirrored doors allowing great hanging and shelf storage. Central heating radiator and ceiling light.

BATHROOM 6' 5" X 5' 5" (1.96M X 1.65M)

Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over. Ladder style chrome radiator. Ceiling light and extractor fan.

EXTERNAL

Well maintained communal hallway which is factored by James Gibb for approximately £50 a month. Exclusive parking space directly in front of the property.

EXTRAS

The property is to be sold as seen with furniture available under separate negotiation, if required.

COUNCIL TAX BAND - D

EPC BANDING - C

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