



## Flat D, 103 Gallowgate, Aberdeen AB25 1BY

Offers Over £110,000

SPACIOUS TWO BEDROOM FIRST FLOOR FLAT IN THE CITY CENTRE , ALLOCATED  
PARKING SPACE WITHIN SECURE CAR PARK

Stronachs



# Flat D, 103 Gallowgate, Aberdeen AB25 1BY

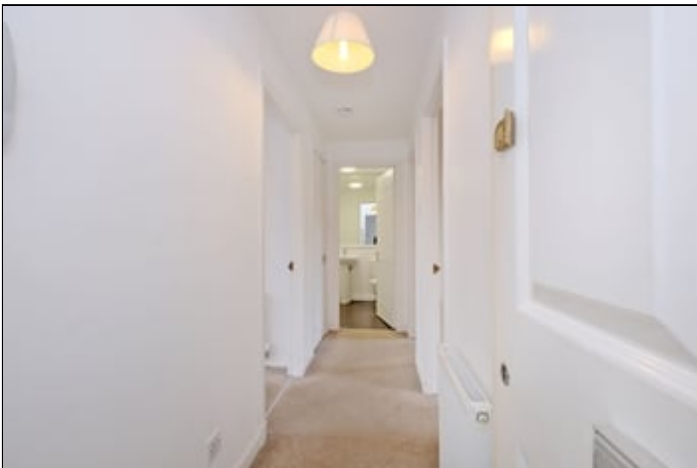
Offers Over £110,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this TWO BEDROOM FIRST FLOOR FLAT forming part of a modern courtyard development. Located in a desirable central location with secure off street parking available, the property benefits from security entry system, gas central heating and double glazing. The accommodation comprises: Entrance Hall with great storage; Generous Lounge with Kitchen off; two Double Bedrooms with excellent storage; and Bathroom. The communal areas are clean and well maintained under a factoring agreement. This is an ideal first time purchase or investment opportunity.

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.

## ENTRANCE HALL



Solid front door providing access. Storage cupboard housing electricity meter. Ceiling light fitting, central heating radiator, security entrance handset, smoke alarm and telephone point.

### LOUNGE 14' 4" X 13' 9" (4.37M X 4.19M)



Light and airy Lounge with two windows to the front allowing natural light to flood the room. Ample space for a suite as well as dining. Two central heating radiators, ceiling light fitting, smoke alarm and television point.

### KITCHEN 10' 8" X 9' 4" (3.25M X 2.84M)



Situated off the Lounge via wooden door, the Kitchen is fitted with modern wall and base units with complimenting work surfaces and splash back. Dual aspect windows, one to the side with inset sink and mixer below and then one to the front allowing plenty of light. The oven and hob are integrated with extractor hood over. Boiler, ceiling light fitting, smoke alarm and central heating radiator.



**BEDROOM 1 12' 2" X 12' 0" (3.71M X 3.66M)**



Spacious Double Bedroom with window to the rear. Benefitting from double built-in wardrobe allowing hanging and shelf storage, and ample space for free standing furniture. Ceiling light fitting and central heating radiator.

**BEDROOM 2 12' 2" X 9' 1" (3.71M X 2.77M)**



Neutrally decorated Double Bedroom, again benefitting from double built-in wardrobe with sliding mirrored doors allowing hanging and shelf storage. Window to the rear provides ample light. Ceiling light fitting and central heating radiator.

## BATHROOM 6' 8" X 5' 5" (2.03M X 1.65M)



Partially tiled with laminate flooring and fitted with a three piece suite comprising wash hand basin, toilet pedestal and walk in shower. Wall mounted mirror, central heating radiator, ceiling light fitting and extractor fan.

## 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 and shared binstores.

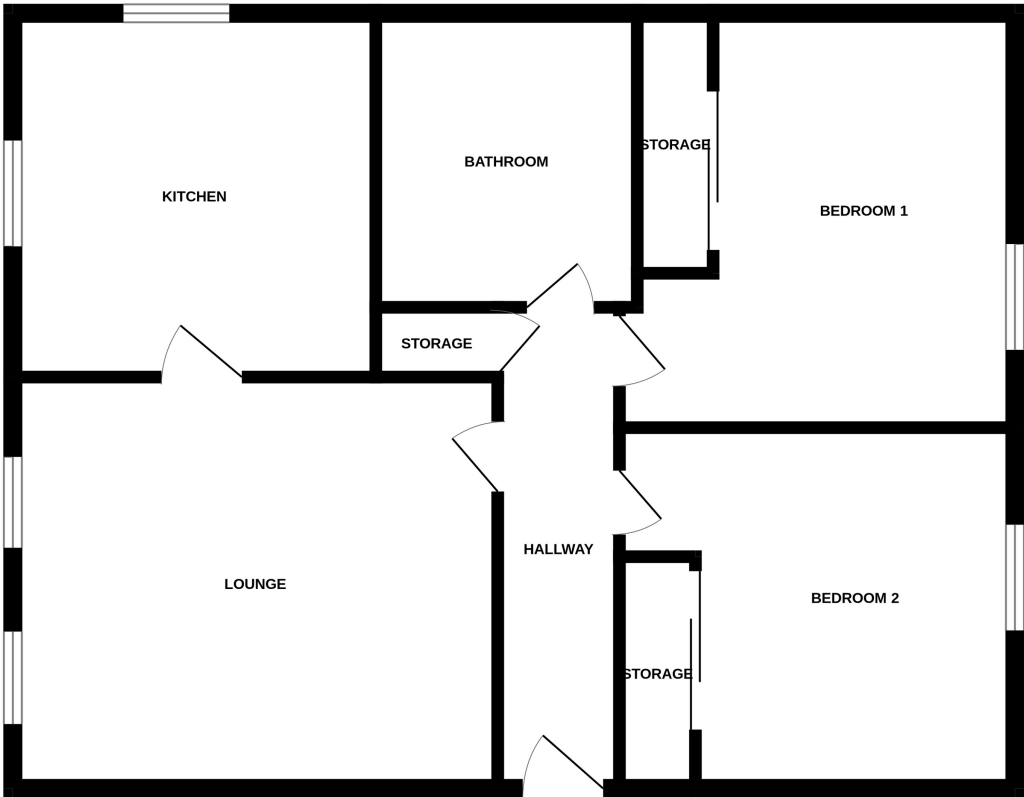
## EXTRAS

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

## COUNCIL TAX BAND - D

## EPC BANDING -

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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