



38 Whitehall Place, Aberdeen AB25 2PB

Offers Over £53,000

SPACIOUS ONE BEDROOM GROUND FLOOR FLAT LOCATED CLOSE TO CITY CENTRE

Stronachs

38 Whitehall Place, Aberdeen AB25 2PB

Offers Over £53,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this one bedroom, ground floor flat. This is a great first time purchase opportunity located in a desirable central location. The property benefits from security entry system, gas central heating and double glazing.

The accommodation comprises: Entrance Hall; Generous Lounge with Kitchen off; Double Bedroom; and Shower Room. There is an exclusive garden to the front.

Whitehall Place is a popular West End area served by local shops, cafes and restaurants. This area has readily accessible public transport facilities.

ENTRANCE HALL

The entrance hall provides access to the remaining accommodation. Solid front door with fan light above, smoke alarm, ceiling light, security entrance handset and high level fuse cupboard.

LOUNGE 13' 4" X 12' 8" (4.06M X 3.86M)



Airy Lounge with window to the rear allowing ample light into the room which overlooks the shared garden area. There is a spacious cupboard providing adequate storage along with shelved recess with low level storage. Ceiling light, central heating radiator. Frosted glazed door to the Kitchen. TV Point.

KITCHEN 6' 2" X 9' 3" (2.01M X 2.82M)



Situated off the Lounge via frosted glazed door, the Kitchen is fitted with modern wall and base units with complimenting work surfaces and splashback. The window to the side looks out to the garden and allows plenty of natural light. The oven, gas hob and extractor hood are integrated and there is a washing machine and fridge. Inset sink and mixer below window. Ceiling light, smoke alarm and central heating radiator.

BEDROOM 13' 6" X 12' 8" (4.11M X 3.86M)



Spacious and light Bedroom with window to the front. There are two built in wardrobes allowing ample storage, and room for a range of free standing furniture. Ceiling light and central heating radiator.

SHOWER ROOM 4' 10" X 7' 3" (1.47M X 2.21M)



Aqua-panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Extractor fan, towel radiator and ceiling light.

EXTERNAL



Well maintained communal hallway.

EXTRAS

Property to be sold as seen

COUNCIL TAX BAND - C

EPC BANDING - D



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