



122 Stanley Street, Aberdeen AB10 6UQ

Offers over £172,500

IMMACULATE TWO BEDROOM/TWO BATHROOM FIRST FLOOR APARTMENT IN THE HEART OF THE WEST END, WITH RESIDENTS PARKING TO THE REAR

Stronachs

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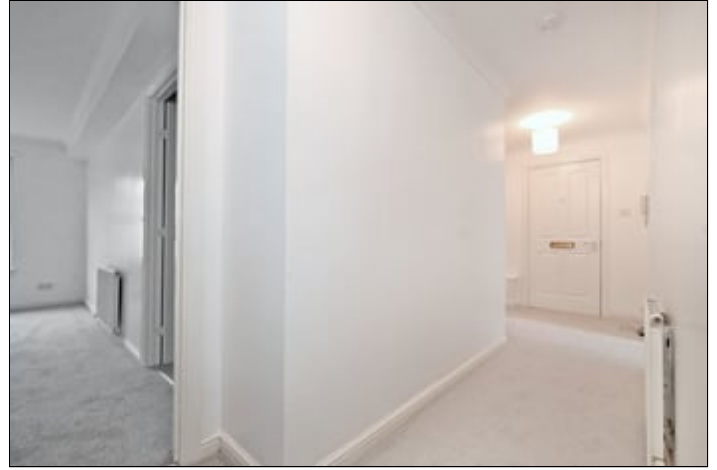
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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT. Recently redecorated with new floor coverings, this is a superb opportunity to purchase a spacious home in a very desirable location. The added appeal of off street residents parking is a must, given the location. Benefitting from gas central heating and full double glazing, with security entry system, the property forms part of a modern building which is maintained under a communal factoring agreement, which includes buildings insurance. The accommodation comprises: Entrance Hall; Lounge with bay window to front; generous Dining Kitchen to rear; Master Bedroom with En-Suite Shower Room; second Double Bedroom; and Bathroom with shower. The property sits within landscaped grounds, with residents parking to the rear, accessed via Albyn Lane. There is also an exclusive store cupboard on the ground floor.

Stanley Street is located in the West End with a variety of cafes, local businesses, bars and restaurants near by, with primary and secondary schools in close radius, and a range of private schools within walking distance. The city centre is also within walking distance, and there is easy access to the main ring to the north and south of the City. The area is also very well served by public transport. For those working in the West End, there is no need to fight for a parking space as you will be able to walk to work.

ENTRANCE HALL



The communal areas of the property are clean and well maintained under a factoring arrangement, which includes buildings insurance. The welcoming Entrance Hall has two ceiling light fittings, security entry handset, smoke alarm and central heating radiator. A store cupboard houses the meters and there is an additional shelved airing cupboard.

LOUNGE 18' 3" X 14' 1" (5.56M X 4.29M)



This light and airy Lounge has a bay window to front allowing natural light to flood the room. Newly laid carpeting and fresh decor enhances the feeling of space. Ceiling light fitting, central heating radiator, television point and smoke alarm.

DINING KITCHEN 12' 9" X 10' 4" (3.89M X 3.15M)



The most generous Dining Kitchen is fitted with a range of wall and base units, with complementing work surfaces and tiled splashback. A window to the rear provides natural light and there is ample space for dining table and chairs. The integrated 'Neff' appliances include washing machine, dishwasher, oven, hob and extractor hood over, and fridge/freezer. Inset sink with mixer tap below window to rear. Ceiling light fitting and centra heating radiator. Cupboard housing central heating boiler.

MASTER BEDROOM 15' 3" X 10' 4" (4.65M X 3.15M)



Spacious Master Bedroom with window to the rear overlooking the residents car park. Ceiling light fitting and central heating radiator. Double wardrobe providing excellent hanging and shelf storage, with sliding mirrored doors. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM 7' 3" X 6' 2" (2.21M X 1.88M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal, and aqua panelled shower cabinet. Ceiling light fitting, shaver light, extractor fan and central heating radiator.

BEDROOM 2 13' 4" X 10' 4" (4.06M X 3.15M)



Second spacious Double Bedroom, situated to the front of the property and again benefitting from double built-in wardrobe allowing excellent hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

BATHROOM 6' 7" X 6' 5" (2.01M X 1.96M)



Partially aqua panelled and fitted with a modern three piece suite comprising wash hand basin, toilet pedestal and bath with shower over and glazed shower screen. Ceiling light fitting, shaver point, extractor fan and central heating radiator.

EXTERNAL



There is a large exclusive secure store in the rear ground floor Hall. Access can be taken to the building from Stanley Street, or also from the residents car park to the rear. There is one allocated car parking space.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and En-Suite Shower Room, and the integrated appliances in the Dining Kitchen.

COUNCIL TAX BAND - E

EPC BANDING - B



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