



40b Castle Terrace, Commerce Street, Aberdeen AB11 5JH

Offers over £55,000

SPACIOUS ONE BEDROOM FIRST FLOOR FLAT IN CITY CENTRE

Stronachs

40b Castle Terrace, Commerce Street, Aberdeen AB11 5JH

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT. Recently redecorated throughout with new carpeting and benefitting from both gas central heating and double glazing, this is a super first time purchase or rental opportunity, ideally located for the city and the leisure facilities at the beach. With internal secure entry hall, the accommodation comprises: Entrance Hallway; Lounge with twin windows and Kitchen off; Double Bedroom; and Shower Room. There is also a security entrance system to the building.

Located minutes from the city's Union Street and Beach Boulevard which boasts many recreational facilities, the property is also within easy reach of a wide variety of shops and restaurants and public transport facilities are readily accessible. The subjects are also well placed for Aberdeen University and easy access is provided for those working north of the city. Directions: Travelling east along Union Street, turn left into Market Street and at the traffic lights turn left onto Trinity Quay which continues onto Virginia Street. At the next set of traffic lights continue straight ahead where the flat is directly on the right hand side (on the corner of Commerce Street and Castle Terrace).

What3words lookup [///many.ballots.lamps](https://www.what3words.com/)

ENTRANCE HALL



The property benefits from the added security of a locked inner Hall which is shared with two other flats. The Entrance Hall to this flat is 'L' shaped and laid with laminate flooring, with inset halogen downlighters. Security entrance handset. Central heating radiator and smoke alarm. A part glazed door leads to the Lounge and Kitchen.

LOUNGE 13' 7" X 11' 5" (4.14M X 3.48M)



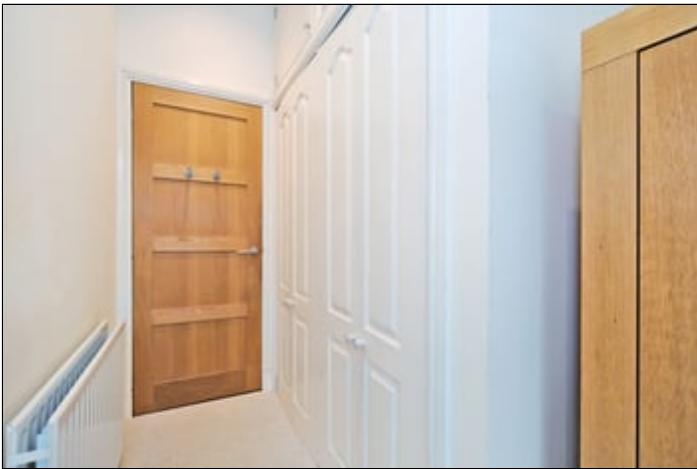
Light and airy Lounge with twin windows to the front and side allowing the flow of natural light into the room. Decorated in neutral tones with new complementing carpeting. Inset halogen downlighters, central heating radiator, telephone and television points. Part glazed door to Kitchen.

KITCHEN 8' 0" X 6' 3" (2.44M X 1.91M)



Situated off the Lounge via part glazed door which allows borrowed light, the Kitchen is fitted with a modern range of high gloss wall and base units with complementing work surfaces and splashback. There is space for a cooker, washing machine, and fridge/freezer. Inset halogen downlighters, smoke alarm, and extractor fan. Inset sink and drainer with mixer tap.

BEDROOM 14' 0" (AT WIDEST) X 11' 2" (4.27M X 3.40M)



A lovely light and airy room, again neutrally decorated with new carpeting, situated to the front of the property. There are twin built-in wardrobes providing ample storage, with bi-fold doors, and space for a range of free-standing furniture. Inset halogen downlighters, central heating radiator, and television point.

SHOWER ROOM 5' 7" X 5' 7" (1.70M X 1.70M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Inset halogen downlighters, central heating radiator, and extractor fan.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Shower Room. Some items of furniture and white goods may be included in the sale if required.

DIRECTIONS

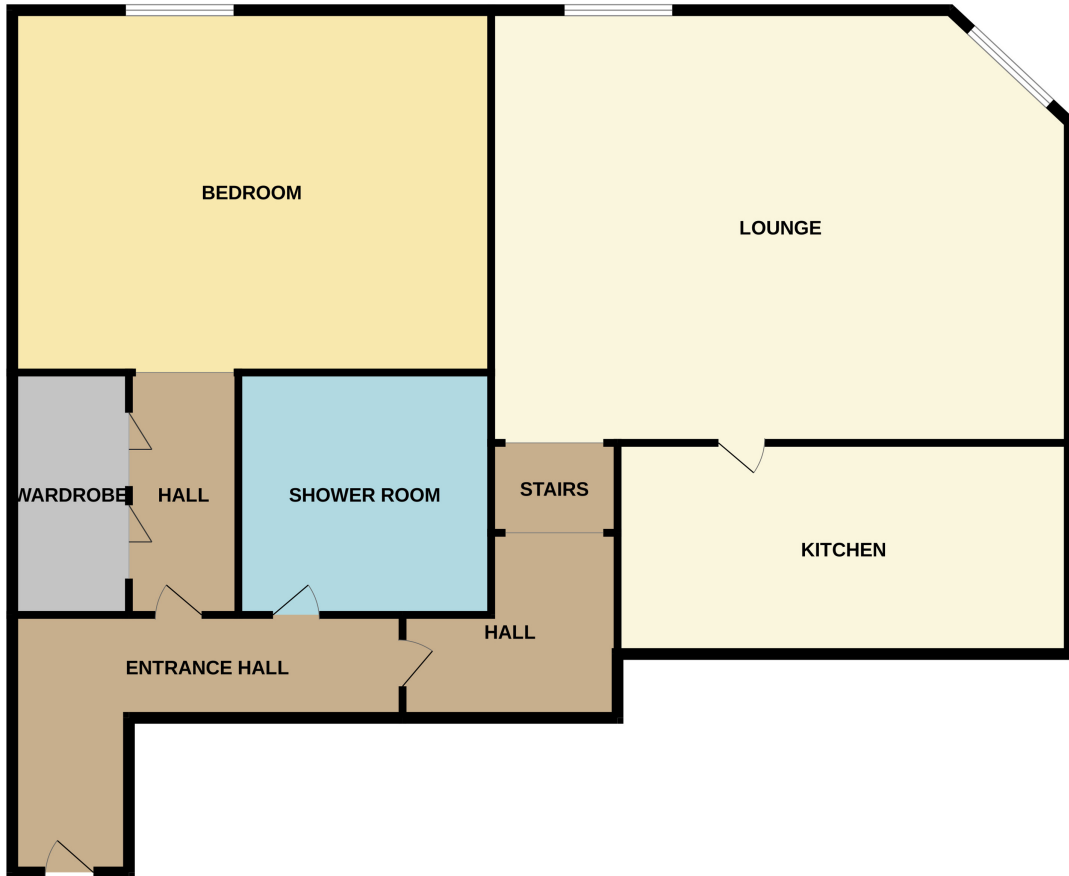
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COUNCIL TAX BAND - B

EPC BANDING - D

40B CASTLE TERRACE



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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