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LAW PRACTICE

100 Charles Street, St Stephens Court, Aberdeen AB25 3TZ  
**£117,000 any reasonable offer**

## Property summary

We are delighted to offer for sale this well presented self-contained two bedroom maisonette tucked away in a modern Development close to Aberdeen City Centre. The property was built by Barratt approximately 22 years ago to their Westburn specification, an interesting feature of which is that the accommodation is set over 2 floors. The property is in first class decorative order, fully double glazed with gas fired central heating.

The accommodation comprises Entrance Vestibule, bright and spacious Lounge with front facing window, good sized Dining Kitchen fitted with a range of quality fittings and appliances and ample space for a small dining table and chairs and Cloakroom on the Ground Floor. A carpeted stairs leads from the Lounge to the Upper Floor landing which, in turn, provides access to 2 good sized Double Bedrooms and the Shower Room. All room sizes are generous. There is an exclusive car parking space close to the front door of the property. The Apartment Block sits in mature landscaped grounds. All quality fitted floor coverings, blinds and most kitchen appliances (where listed) are included in the sale.

**Location** St Stephens Court is situated on Charles Street which runs between George Street and Causewayend and therefore in a very convenient location for access to all parts of the City and, in particular, the City Centre and the Aberdeen University Campus at Old Aberdeen. The area is well served by good local shops including a Morrisons Superstore and a regular bus service.

A Factor has been appointed to co-ordinate the up-keep of the communal gardens.

Travelling from the City's Union Street, travel along Broad Street onto the Gallowgate and at the Mounthooly roundabout take the second exit onto Causewayend. Charles Street is the first road on the left hand side. Number 100 is situated on the far left hand side as you enter the Development.

## Full details

**Entrance Vestibule:** Hardwood front door. Laminate flooring. Meter cupboard. Coathooks. Downlighter. Door to Lounge.

**Lounge:** 4.72m x 4.47m (15'6 x 14'8) approx. A bright and spacious "livingroom" with window to the front of the property. Wooden venetian blinds. Laminate flooring. Living Flame electric fire set

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**Type:** Apartment

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**Availability:** For Sale

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**Bedrooms:** 2

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**Bathrooms:** 1

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**Reception Rooms:** 1

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**Parking:** Off Road Parking

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**Outside Space:** Communal Garden

in contemporary fireplace. Radiator. Central heating thermostat. Ample power points. TV aerial point. Ceiling spotlight track with 4 lights. Stairs to Upper Floor.

**Dining Kitchen:** 3.35m x 2.59m (11' x 8'6) approx. A good sized "dining" kitchen with side facing window. Venetian blind. Fitted with a range of Moores Copland base and eye level storage units in Pearwood with dark granite style worktops and brush steel handles. Ceramic tiles behind worktops. Stainless steel 1½ bowl sink and drainer with mixer tap. Electric hob with extractor hood above and oven below. Indesit washing machine/tumble dryer. Indesit upright fridge/freezer. Vinyl floor covering. Ample power points. Ceiling light. Central heating timer. Central heating boiler concealed in wall mounted unit. Ample space for small dining table and chairs.

**Cloakroom:** Fitted with a white wc and wash-hand basin. Vinyl floor covering. Xpelair. Ceiling light. Radiator. Usual fitments.

#### **(First Floor)**

A carpeted staircase with wooden banisters and handrail leads to the Upper Floor landing. Cupboard housing the hot water tank. Radiator. Ceiling light.

**Double Bedroom 1:** 3.88m x 2.51m (12'9 x 8'3) approx. The Master Bedroom with side facing window. Window blind. Fitted carpet. Built-in wardrobe with mirrored sliding doors. Radiator. Ample power points. Ceiling light. TV aerial point.

**Double Bedroom 2:** 3.37m x 2.89m (11'1 x 9'6) approx. Another good sized Double Bedroom with front facing window. Wooden venetian blind. Fitted carpet. Built-in wardrobe with hanging rail and shelf. Ceiling light. Ample power points.

**Shower Room:** Large, walk-in, aqua-panelled shower enclosure with mains shower. White Ideal Standard wc and wash-hand basin. Wash-hand basin recessed in vanity unit with storage cupboards in lower section. Shaver point. Vinyl floor covering. Radiator. Ceiling light. Extractor fan.

#### **(Outside)**

The Apartment Block sits in mature landscaped grounds. There is an exclusive car-parking space in the barrier protected residents car-park. Secure cycle shed. Ample visitor parking. Shared bin store.

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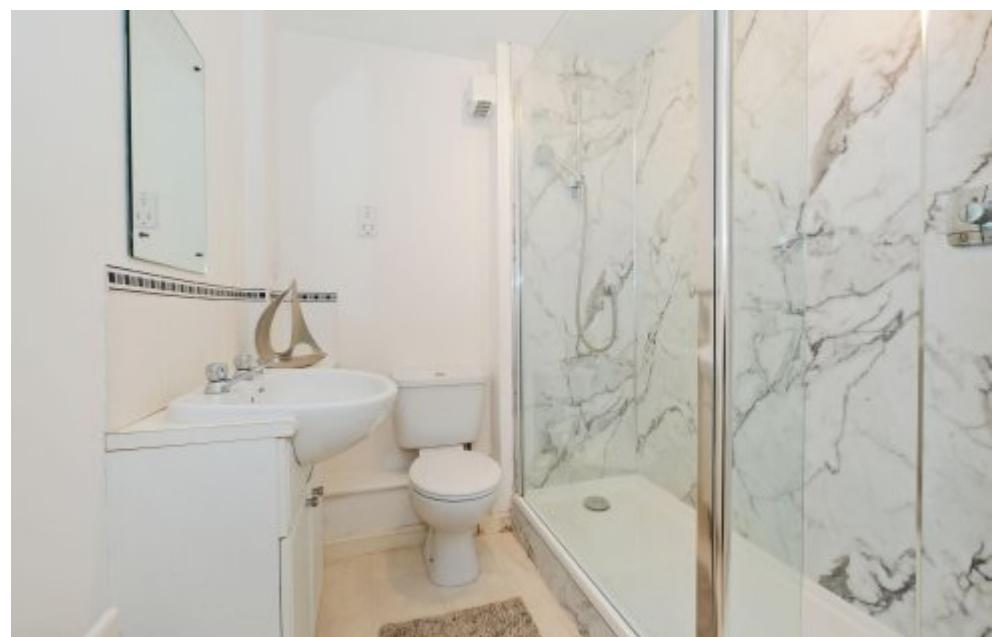
**Parking:** Off Road Parking

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**Outside Space:** Communal Garden









**100 Charles Street**



## Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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## Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

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