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LAW PRACTICE

13b Great Western Place, Aberdeen, AB10 6QN
£74,000 under offer

Property summary

We are delighted to offer for sale this **one bedroom ground floor flat** which is peacefully positioned in a tree-lined street within walking distance of the city centre. Forming part of a traditional granite building the well-maintained communal hallways are protected by a security entry system.

The accommodation comprises of an Entrance Hallway, Lounge, with feature fireplace and original wooden features, Kitchen, Double Bedroom and Shower Room and enjoy the comforts of gas central heating and double glazing.

The flat has been completely refurbished by the current owner and is to be sold with all furniture making it an ideal first-time purchase or for a buy to let investor.

Location Great Western Place is located just off Great Western Road, which is one of the main arterial routes to the city and with the Aberdeen ring road being located nearby, most parts of the city are readily accessible. The area is well served by local shops, primary and secondary schools and by public transport facilities and the west end with its shops, pubs, clubs and restaurants, and leisure facilities.

From Union Street, proceed down Holburn Street and at the traffic lights turn right onto Great Western Road. Take the first turning into Great Western Place and number 13 is situated on the left-hand side.

Full details

Entrance Hallway: Wooden door leads from the communal hallway into the Entrance Hallway. High level cupboard housing the electric circuit meter. Fitted carpet. Single radiator. Central light fitment set in panelled ceiling. White panelled doors lead to the other rooms.

Lounge: 4.72m x 4.11m (15'6" x 13'6") approx. Attractive light and airy room with large window, with night and day blinds, to the front. Feature fireplace. High skirting boards. Two alcoves with low level cupboards and wall lights. Picture rail. Fitted carpet. Double radiator. Central light fitment. TV point. Telephone point.

Kitchen: 2.44m x 1.22m (8' x 4') approx. White wall and base units with contrasting grey worktops and grey splash back tiling. Integrated oven/grill with four ring gas hob. Stainless steel sink and drainer with mixer tap. Window, with horizontal blinds, overlooking the rear garden. Grey laminate wood effect flooring. Single radiator. Strip light. Kenwood fridge to remain.

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: A

Please Note: Cupboard in communal hallway housing the recently fitted Vaillant combi boiler and the Beko washing machine to remain.

Double Bedroom: 3.66m x 2.61m (12' x 8'7") approx. Window, with night and day blinds, overlooking the rear garden. Fitted wardrobes, with hanging rails and shelving, with grey louvre doors. Fitted carpet. Single radiator. Central light fitment. Telephone point.

Shower Room: 3.40m x 1.37m (11'2" x 4'6") approx. White two-piece suite with WC and wash hand basin. Walk-in shower with glass panel. Aqua panelling to dado level and ceramic tiles in the shower. Grey laminate wood effect flooring. Single radiator. Recessed spotlights. Extractor fan. Usual fitments to remain.

(Outside)

Externally there is a shared well-kempt rear garden with a drying green. Exclusive shed. Onstreet parking is available through obtaining a permit from Aberdeen City Council.

(Other information)

Included in the price are all floor coverings, blinds, light fitments and white goods as detailed.

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Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: A









13B Great Western Place



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