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LAW PRACTICE

1j Crimon Place, Aberdeen, AB10 1RY
£120,000 fixed price

Property summary

We are delighted to offer for sale this spacious **two bedroom self contained ground floor flat** set within an attractive courtyard alongside similar properties.Enjoying an ideal city centre location and within minutes' walk from Union Street the property has the added comforts of gas central hearing and double glazing, with light oak doors and neutral décor throughout.

The accommodation on offer comprises of Entrance Hallway, Lounge with open plan Kitchen, Two Double Bedrooms and Family Bathroom. Residents can apply for a parking permit from Aberdeen City Council.

Location The property enjoys a particularly central location, only a short walk from Union Street, where a public transport service allows quick and easy access to all parts of the City Amenities close by include an excellent variety of restaurants, shopping facilities, cinemas, His Majesty's Theatre, The Music Hall and private health clubs, Aberdeen railway station and bus depot are located a short 15 minutes' walk from the property.

(Other information)

The property is being sold fully furnished.

From Union Street turn onto South Silver Street, then Golden Square, exit first left into Crimon Place. The entrance to the central courtyard is situated on the right hand side of the road.

Full details

Entrance hallway: uPVC door leads from the courtyard into the L-shaped Entrance Hallway.Low level cupboard housing the electric circuit meter.Wood flooring.Double radiator.Recessed spotlights.One double power point.Two smoke alarms.

Lounge: 5.05m x 5.13m (16'7" x 10'10") approx. Large window, with venetian blinds, overlooking the courtyard.Laminate flooring.Two double radiator.Two central light fitments.Four double power points.TV and telephone points.Ample space for dining furniture.

Kitchen: 2.43m x 1.98m (8' x 6'6") approx. Open plan with the Lounge.Ample light oak base units and wall units with frosted glass doors.Stainless steel sink and drainer with mixer tap.Integrated double oven, with four ring gas hob and chimney style extractor hood.Integrated fridge freezer, Smeg dishwasher and Hotpoint washing machine.Tiled flooring.Recessed

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Council Tax Band: D

spotlights.Two double power points in addition to those for appliances.Heat alarm.

Double bedroom one: 3.14m x 2.87m (10’4” x 9’5”) approx. Large window, with venetian blinds and curtains, overlooking Crimon Place.Large fitted wardrobe with hanging rail, shelving and sliding mirrored doors.Fitted carpet.Double radiator.Central light fitment.Three double power points.Door leads from this room into the Family Bathroom.

Double bedroom two: 3.14m x 2.28m (10’4” x 7’6”) approx. Large window, with venetian blinds and curtains, overlooking Crimon Place.Double fitted wardrobe with hanging rail, shelving and sliding mirrored doors, housing the combi boiler.Fitted carpet.Double radiator.Central light fitment.Three double power points.Carbon monoxide alarm.

Family bathroom: White three-piece suite with WC and wash hand basin set in vanity unit.Separate large shower cubicle with power shower and sliding glass doors.Dark grey tiled flooring with contrasting tiled walls.Heated towel rail.Recessed spotlights.Extractor fan.

(Outside)

Attractive courtyard. Residents can apply for a parking permit from Aberdeen City Council.

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Parking: On Road Parking

Council Tax Band: D



























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