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LAW PRACTICE

Flat D, 15 Erskine Street, Aberdeen AB24 3NP
£80,000 under offer

Property summary

We are delighted to offer for sale this **one bedroom upper floor flat**, with single garage, which forms part of an imposing and traditional period dwellinghouse. The property benefits from gas central heating, double glazing and also two attic rooms which are currently used for office space. The accommodation on offer comprises of a Hallway, Lounge, Kitchen, Double Bedroom, Shower Room and two Attic Rooms with access to the attic floor via a pull-down ladder. Externally, the communal areas are very well maintained, and the internal hallways boast lovely traditional features including a sweeping staircase and elegant plaster work. Set back from Erskine Street, there is ample off-street parking, and a driveway leads to the Single Garage with up and over door. There is a communal garden area and a bin store.

Location The property enjoys a quiet location situated just off Erskine Street and is within a short walk of Aberdeen University and the city centre. The retail parks at both Kittybrewster and Berryden are within easy walking distance of the property, with various bus routes providing access to Aberdeen Hospitals Complex, Aberdeen International Airport, Aberdeen Sports Village and the wide choice of recreational facilities at Aberdeen Beach.

(Other Information)

Included in the price are all carpets, floorings, curtains, light fitments and white goods as detailed. Some items of furniture may be included in the price.

From the city centre travel north on George Street, travelling through the traffic lights at the top onto Powis Terrace. At the following set of traffic lights turn right onto Bedford Road then first right into Elmbank Terrace. Turn left onto Erskine Street where number 15 is located a short distance ahead on the left, up a lane.

Full details

Hallway: A wooden fire door leads from the communal hallway into the Hallway. Walk-in cupboard with shelving and hanging hooks. Laminate wood effect flooring. Single radiator. Central light fitment. Period features. White panelled wooden doors lead to the rooms.

Lounge: 4.50m x 3.61m (14'9" x 11'8") approx. Window with curtains to the side. Laminate wood effect flooring. Double radiator. Central light fitment. White panelled wooden door leading into the Kitchen.

Kitchen: 2.36m x 2.01m (7'9" x 6'7") approx. Ample white gloss wall and base units with contrasting worktops and splash backs. Stainless steel sink and drainer with mixer tap.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: Single Garage

Outside Space: Shared Garden

Council Tax Band: C

Integrated Lamona oven/grill, microwave and four ring electric hob with chimney style extractor fan. Integrated Lamona fridge freezer. Beko washing machine/tumble dryer to remain. Window with deep sill to the side. Ceramic tiled flooring. Recessed spotlights.

Double Bedroom: 3.56m x 2.89m (11'8" x 9'6") approx. Window with curtains to the side. Two cupboards, both with hanging rail and shelf. Fitted carpet. Single radiator with ornate wooden cover.

Shower Room: White two-piece suite with WC and wash hand basin. Corner shower with wall mounted Mira Meta shower and sliding glass doors. Aqua panelling to ceiling height at shower. Vinyl tiled flooring. Single radiator. Recessed spotlights. Xpelair. Usual fitments to remain.

(Attic Floor)

Upper Hallway: A pull-down ladder gives access to the Upper Floor. Cupboard with hanging rail and shelf and louvre doors. Fitted carpet. White doors leading into the Attic Rooms.

Attic Room One: 3.78m x 3.35m (12'5" x 11') approx. Velux window with curtains. Fitted carpet. Single radiator. Central light fitment.

Attic Room Two: 3.94m x 2.54m (12'11"x 8'4") approx. Velux window with curtains. Cupboard housing the Vaillant combi boiler. Fitted carpet. Single radiator. Central light fitment.

(Outside)

Externally, the communal areas are very well maintained, and the internal hallways boast lovely traditional features including a sweeping staircase and elegant plaster work. Set back from Erskine Street, there is ample off-street parking, and a driveway leads to the Single Garage with up and over door. There is a communal garden area and a bin store.

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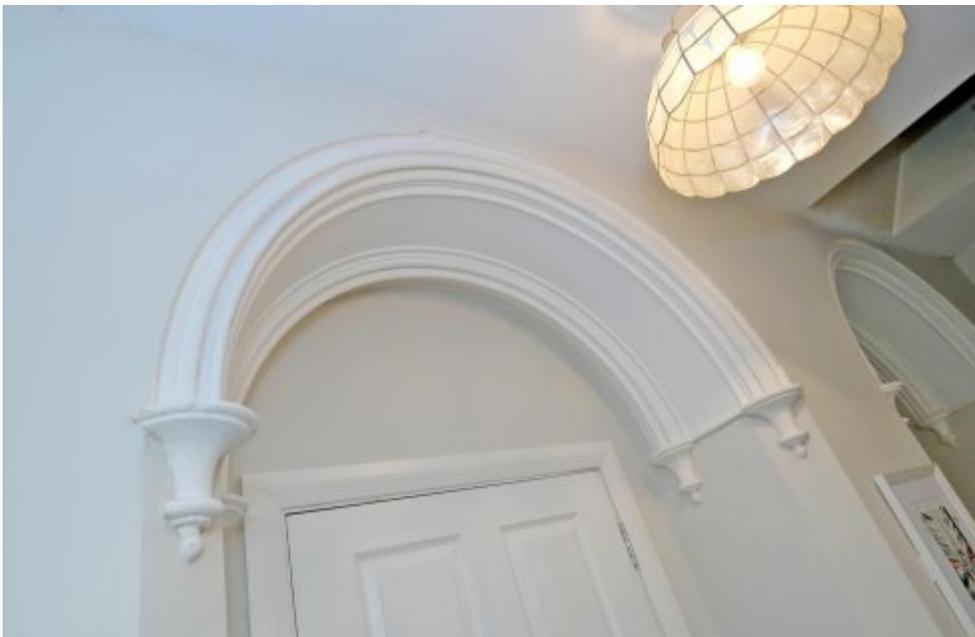
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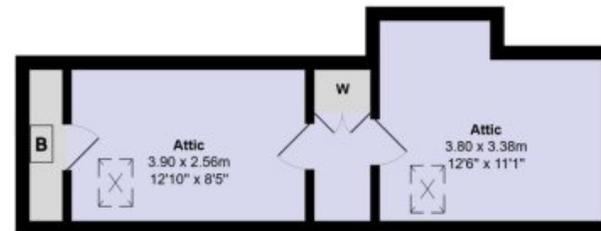
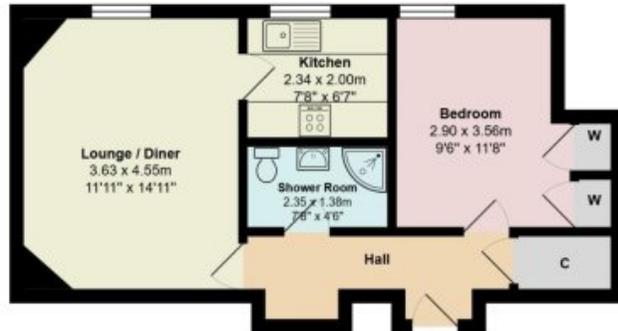








15 Erskine Street



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