



FIRST FLOOR APARTMENT

166 CROWN STREET
ABERDEEN, AB11 6JB

ENTRANCE HALL

LOUNGE

BREAKFASTING KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

GCH/DG/DOOR ENTRY SYSTEM

SHARED REAR GARDEN

EXTERNAL STORAGE

PERMIT PARKING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£185,000

DESCRIPTION

We are pleased to offer for sale this attractively presented, two bedroom, first floor apartment which offers a spacious level of accommodation within a traditional, granite building. Enjoying a particularly central location in the city, the rooms boast high ceilings with moulded coving, tall windows which provide a good flow of natural light, and fresh décor has recently been applied. Benefits include a gas fired central heating system, double glazed windows, and a door entry system. Interior viewing is genuinely recommended to fully appreciate the appeal of this desirable apartment, which represents an ideal choice for a first time buyer, couple or buy-to-let investor. Included in the sale are all floor coverings, curtains, light fittings and most white goods in the kitchen, and the accommodation comprises: welcoming entrance hall; comfortably proportioned, front facing lounge with feature fireplace; well equipped breakfasting kitchen; two good sized double bedrooms; and a smart bathroom fitted with white 3-piece suite, and over-bath shower. The pleasant, walled garden at the rear is very well maintained, providing a perfect area for outdoor relaxation, and there is ample on-street permit parking within a zoned area.

LOCALITY

Perfectly located to enjoy the wealth of amenities available in the city centre, which include retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot are all within a short walk of the property, whilst the oil related offices at Tullos and Altens are within easy reach. Duthie Park and it's acclaimed Winter Gardens are also a short walk away.

ENTRANCE HALL

Attractive entrance, the hall is central to the home, providing access to all rooms. Wall mounted door entry handset. High level gas and electricity meters. Smoke detector. Laminate wood flooring.

LOUNGE

Comfortably proportioned, front facing lounge the focal point of which is a white fireplace with painted brick inset and hearth. Arched alcoves at either side of the fireplace with built-in storage cupboards. Television

14'7" x 13'4" approx

aerial with Sky connection. Telephone point. Curtains fitted to window. Laminate wood flooring.

BREAKFASTING KITCHEN

This room has recently been skimmed and freshly painted. Well equipped with a range of beech effect floor, eye level, drawer and larder style units, complemented by contrasting granite effect work surfaces and splashback tiling. 1.5 stainless steel sink and drainer with mixer tap. The "Prestige" electric cooker with ceramic hob and double oven/grill, and American style fridge/freezer with water dispenser will remain. Two chrome spotlight tracks. Central heating boiler housed within a wall unit. Informal dining at small counter top. Rear facing window with deep display sill. Laminate wood flooring.

17' x 5'9" approx

DOUBLE BEDROOM 1

Bright and spacious double bedroom affording ample floor space for a range of free standing furniture. Telephone point. Central light fitting. Front facing window with display shelf below, and cream coloured curtains fitted to metal pole. Laminate wood flooring.

14'6" (into window) x 10'7" approx

DOUBLE BEDROOM 2

Again boasting generous proportions, and enjoying a quiet aspect overlooking the pleasant rear garden. Curtains. Laminate wood flooring.

12'5" (into window) x 8'3" approx

BATHROOM

Fitted with a white 3-piece suite, comprising: wc; wash hand basin on pedestal; and bath, above which is a Mira Sport electric shower and shower curtain. Ceramic wall tiling around the bath and splashback areas. Mirror fronted medicine cabinet above the wash hand basin. Built-in shelved cupboard, ideal for linen and toiletry storage. Slate effect ceramic floor tiles.

OUTSIDE

Tidy communal hall and staircase with storage cupboard in the basement areas. The pleasant rear garden is very well maintained and enjoys a particularly sunny aspect. Laid mainly to lawn with a drying green, there are established shrubs, and a large patio area which is ideal for outdoor relaxation. Storage cellar.

DIRECTIONS

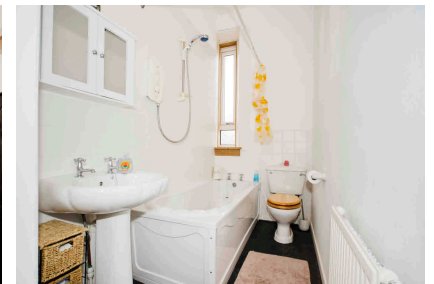
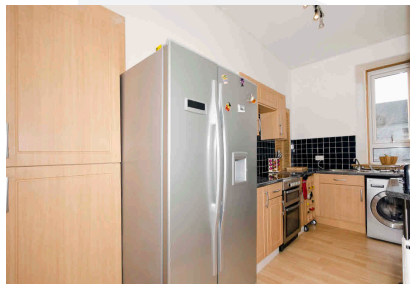
From Union Street turn onto Crown Street. Number 166 is located near the end on the right hand side of the road.

VIEWING

Tel 07738 735260 (Mr Shanks) or 07749 106651 (Miss McLellan).

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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