



TOP FLOOR APARTMENT

180F SOUTH COLLEGE
STREET, ABERDEEN
AB11 6LD

ENTRANCE HALL

LOUNGE

DINING KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

GCH/DG

DOOR ENTRY SYSTEM

DESIGNATED PARKING SPACE

FACTORED DEVELOPMENT



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£205,000

DESCRIPTION

We are pleased to offer for sale this most attractive, two bedroom, second floor apartment which forms part of a popular and sought after, modern development in a prime city centre location with easy access to the oil related offices at the south side of the city. Benefiting from full double glazing, gas fired central heating, a door entry system, and a designated parking space, the apartment is well laid out to provide an excellent level of accommodation, comprising: welcoming entrance hall, comfortably proportioned lounge, well appointed kitchen with space for dining, two double bedrooms each with built in mirror-fronted wardrobes, and a modern bathroom fitted with a white suite and over bath shower. The property has been freshly decorated in stylish neutral tones throughout complemented by white panelled interior doors and woodwork. Included in the sale are all floor coverings, window blinds, curtains, light fittings and white goods in the kitchen and all items of furniture may also be available for sale by separate negotiation, if required. The development is well maintained under a factoring agreement, and interior viewing is recommended.

LOCALITY

This most attractive property is conveniently located within easy walking distance of The Mall at Union Square and Aberdeen City Centre where there are a wealth of retail and recreational amenities on offer. The main bus depot and railway station are also nearby ensuring excellent transport links beyond the city. Within nearby Ferryhill area is a wide range of local amenities including Duthie Park and its acclaimed Winter Gardens, local shops serving everyday needs, a library, health centre, community centre, and hotels with reputable restaurants.



ENTRANCE HALL

Welcoming entrance to the home featuring neutral décor, laminate wood flooring, and white panelled doors to most rooms. Built-in cupboard housing water tank. Wall mounted door entry telephone. Smoke detector. Chrome spotlight fitting controlled by dimmer switch.

LOUNGE

13'10" x 10' approx

Comfortably proportioned lounge enjoying a quiet aspect with pleasant outlook to the rear. Concealed aerial for wall mounted TV. Telephone point. Chrome spotlight fitting on dimmer control. Micro venetian blind fitted to window. Chrome curtain pole. Laminate wood flooring. Door to kitchen.

DINING KITCHEN

11'2" x 8'3" approx

Bright kitchen with pleasant outlook to the rear. Well equipped with a comprehensive range of cherry wood veneer shaker style cabinets, finished with contrasting black work surfaces, and splashback tiling. Stainless steel sink and drainer with mixer tap. Stainless steel 4-burner hob with integrated extractor hood above, and electric oven/grill below. Integrated dishwasher. The "Indesit fridge/freezer and "AEG" washing machine will remain. Chrome spotlight track. Ceramic floor tiles. Space for table and chairs.

DOUBLE BEDROOM 1

10'2" x 9'4" approx

Enjoying an open outlook at the front of the property, this attractively presented double bedroom benefits from triple, mirrored wardrobes which provide generous hanging and shelving facilities. Corner wall shelves. Chrome spotlight fitting. Micro venetian blind and curtains fitted to metal pole. Laminate wood flooring.

DOUBLE BEDROOM 2

11'1" x 7'8" approx

Again with open front facing view, this ideal second bedroom has a built-in double wardrobe finished with sliding, mirror-fronted doors. Chrome triple shade light fitting controlled by dimmer switch. Micro venetian blind and curtains. Laminate wood flooring.

BATHROOM

Modern bathroom fitted with a white suite comprising: wc with recessed cistern, and counter-sunk wash hand basin with chrome mixer tap, both housed within a white vanity unit; and bath, above which is a chrome mains powered shower and glass door. Ceramic wall tiles around the bath and to the

splashback areas. Shaver socket. Extractor fan. Circular spotlight fitting controlled by dimmer switch. Polished marble effect floor tiles.

OUTSIDE

The property is located in a well maintained building which is fully carpeted and benefits from security lighting. Designated parking space as well as ample visitors' parking facilities. External bin store. The communal areas within the development, including the landscaped grounds, are maintained under a Factoring Agreement.

DIRECTIONS

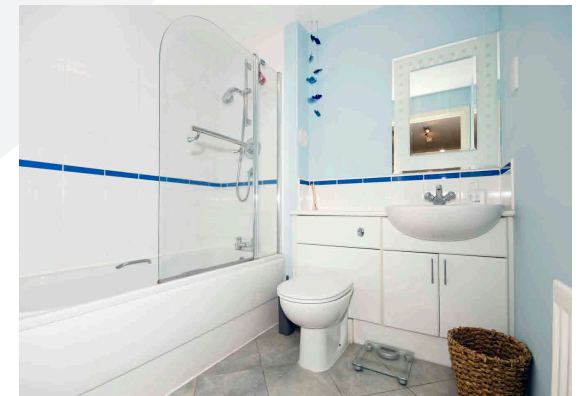
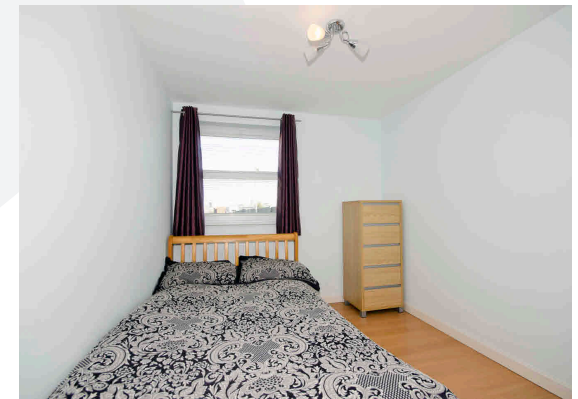
From Aberdeen's Union Street exit into Crown Street and continue to the second set of traffic lights where turn left into Millburn Street. Turn right at the next set of lights into South College Street and the entrance to the development is a short distance ahead on the right hand side. The property is located within the front facing building on the left hand side.

VIEWING

Contact Selling Agents.

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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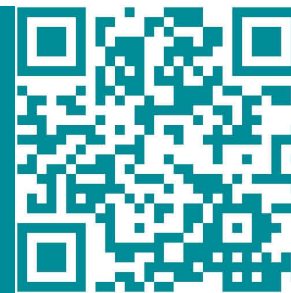
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