



SECOND FLOOR APARTMENT

58 ST CLAIR STREET  
ABERDEEN, AB24 5AJ

- HALL
- LOUNGE/DINING ROOM
- DINING KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GCH/DG
- SECURITY ENTRY SYSTEM
- RESIDENTS PARKING
- FACTORED DEVELOPMENT



**GAVIN BAIN  
& COMPANY**  
Solicitors and Estate Agents



Offers Over  
**£174,000**

## DESCRIPTION

This is a highly attractive and deceptively spacious, TWO BEDROOMED EXECUTIVE SECOND FLOOR APARTMENT which forms part of a popular, small, modern Development. Undoubtedly one of the largest styles within the Development, and with the comforts of full double glazing, gas fired central heating, and a door entry system, this lovely property provides an excellent standard of accommodation, perfect for the young couple, first time buyer, or as a buy-to-let opportunity, and is well worth viewing. The rooms comprise particularly spacious hall with built-in cupboard, generous lounge, well appointed modern dining kitchen, two large double bedrooms, both with built-in wardrobes, and spacious bathroom with over-bath shower. The apartment is in tasteful decorative condition throughout with stylish neutral colour schemes and co-ordinating floor coverings, and there is the further benefit of secure shared parking. All carpets, curtains and blinds, light fittings, kitchen appliances and the leather suite in the lounge will be included in the sale. Early interior viewing is recommended.

## LOCALITY

This tidy property is ideally placed within easy walking distance of both the City Centre and Aberdeen University. Excellent local amenities are at hand, including Morrison's Supermarket, local shops serving everyday needs, public transport, Aberdeen Beach with its multi-plex cinema, leisure pool, ice rink and restaurants, and many other facilities. The Bridge of Don Industrial Estate is also readily accessible by car or via the regular bus service on nearby King Street.

## HALL

Leading to all rooms, the hallway features a handy double cloaks cupboard with mirror fronted sliding doors providing extensive shelf and hanging space; cupboard housing the hot water tank, and another with the electricity meter and fusebox; smoke alarm and radiator.

## LOUNGE/DINING ROOM

A bright spacious room with front aspect and ample room for dining table and chairs; laminate wood flooring and dado rail; T.V aerial socket; telephone point; security entry handset; radiator; door to kitchen.

Note: The leather suite is to be included.

16'9 x 11'8 approx

## DINING KITCHEN

Overlooking the front of the property, this well fitted kitchen has ample base and wall cabinets complimented by granite effect work surfaces and ceramic splashback tiling; stainless steel sink and drainer; tile effect laminate wood floor; built-in electric oven, hob and extractor hood, automatic washing machine, fridge/freezer and microwave oven are all included in the sale.

11'2 x 10' approx

## DOUBLE BEDROOM 1

Double bedroom situated to the front; built-in cupboard with shelf and hanging rail; telephone point; radiator.

10'5 x 10'5 approx

## DOUBLE BEDROOM 2

Good sized double bedroom with built-in double wardrobe complete with mirror fronted sliding doors, shelf and hanging rail; 'floating' shelves; telephone point and radiator.

11'2 x 9'6 approx

## BATHROOM

A well proportioned bathroom fitted with a white suite comprising panelled bath above which is an instant electric shower, curtain and rail; vanity wash hand basin set on storage unit; w.c.; laminate wood floor; shaver socket; wall mirror and chrome accessories; radiator.

9'10 x 7'2 approx

## OUTSIDE

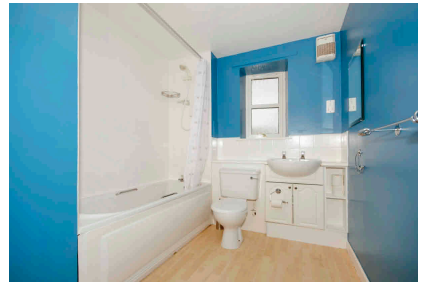
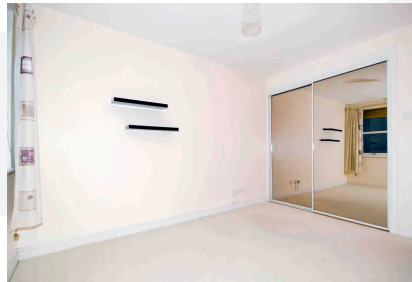
The development is factored ensuring well maintained communal areas for which a regular charge is payable. Parking spaces are also available to residents of the development within the secure car park.

## DIRECTIONS

Head north on Union Street turning left onto King Street and continue ahead for some distance turning left into St Clair Street. The entrance to the development is first on the left. The property is located within the first block on the left.

## VIEWING

Contact Selling Agents Tel: 01224 623040



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## SECOND FLOOR APARTMENT

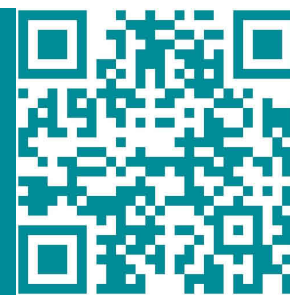
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