



FIRST FLOOR APARTMENT

13 ASHVALE PLACE
ABERDEEN, AB10 6QD

HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
BATHROOM
GCH/DG
DOOR ENTRY SYSTEM
SHARED REAR GARDEN
PERMIT PARKING



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



Offers Over

£60,000

We are pleased to offer for sale this attractive one bedroom apartment which is situated on the first floor of a tidy building with shared rear garden located in a popular residential street close to the City Centre and bustling thoroughfare on Holburn Street. Offering a good level of immaculately presented accommodation, benefits include gas fired central heating with upgraded combi boiler, tall uPVC double glazed windows, a door entry system, generous storage facilities, and regulation compliant smoke alarms. Boasting traditional high ceilings with moulded plaster coving and enjoying a particularly light and airy ambience throughout, the rooms comprise: central hall accessed via a solid door with 3-point locking system; generously proportioned lounge with laminate wood flooring, vertical blind and full length curtains on metal pole fitted to the tall front facing window; well equipped kitchen on semi open-plan with the lounge and fitted with a range of white high-gloss cabinets complemented by contrasting granite effect work surfaces, splashback tiling, stainless steel circular sink with mixer tap, and drainer; instantly appealing double bedroom enjoying a quiet aspect to the rear, with ample floor space to accommodate a range of free-standing furniture, and an arched shelved recess providing a pleasing focal point; and smart, fully tiled bathroom fitted with modern white sanitary ware, comprising: wc, wash basin on pedestal, and bath with central mixer tap and mains shower with curtain above. A mirror-fronted medicine cabinet, shaver socket, co-ordinating chrome accessories, recessed downlighters and laminate wood flooring complete the look. Included in the sale are all floor coverings, window dressings, light fittings, triple mirror-fronted wardrobe in the bedroom, and appliances in the kitchen which include a 4-burner gas hob with electric oven/grill below, upright fridge/freezer, and washing machine.

Representing an ideal opportunity for a first time buyer or buy-to-let investor, interior viewing is recommended.

LOCATION

Ashvale Place is located off the bustling thoroughfare on Holburn Street and a short walk from the City Centre with its choice of retail, entertainment, recreation and leisure facilities. The Robert Gordon University Campus at Garthdee and Aberdeen University Campus at Old Aberdeen can both be reached by public transport, and a regular bus service also provides an easy link to the hospital complex at Foresterhill.

HALL

LOUNGE

4.32m x 3.5m (14'2" x 11'6") approx

KITCHEN

DOUBLE BEDROOM

3.78m x 2.74m (12'5" x 9'3") approx

BATHROOM

OUTSIDE

Tidy communal hall and stair with security lighting. Cellar in the basement suitable for storing bikes and outdoor equipment. Shared walled garden at the rear and on-street permit parking to the front of the property.

DIRECTIONS

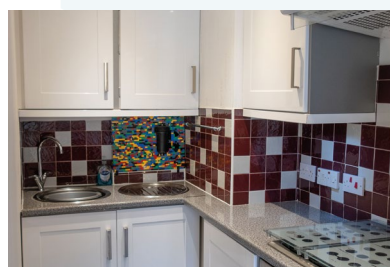
From the West End of Union Street turn right onto Holburn Street. Turn second right into Ashvale Place where number 13 is located on the left hand side of the road.

VIEWING

Tel 07949 668730

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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