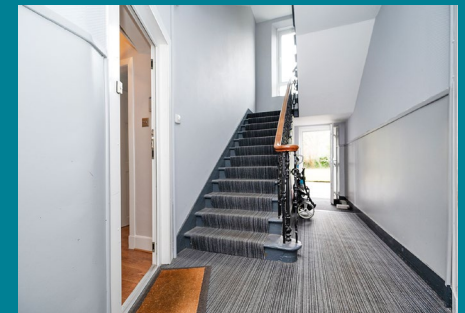




GROUND FLOOR APARTMENT

15B ALLAN STREET
ABERDEEN, AB10 6HN

HALL
LOUNGE
FITTED KITCHEN
DOUBLE BEDROOM
BATHROOM
GCH/DG
OFF-ROAD PARKING
GARDEN



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



Offers Over

£90,000

We are pleased to offer for sale this attractive, one-bedroom apartment which is located on the ground floor of a traditional six-flatted granite building in a popular residential area of the City, within a short walk of the busy thoroughfare on Holburn Street and the City Centre. Offering a good level of light and airy accommodation, benefits include a gas fired central heating system with new combi boiler, uPVC double glazed windows, and a door entry system. Fresh décor has recently been applied to the walls and internal doors throughout, new laminate wood and decorative tile effect vinyl flooring has been laid in the kitchen and bathroom, and three new radiators have been installed. Also particularly worthy of mention is the upgrading of the kitchen. The base and wall cabinets have been fitted with new doors which are complemented by contrasting new work surfaces, a new electric hob and oven/grill.

The central hallway is accessed via a uPVC door with triple locking system. Enjoying a quiet aspect to the rear overlooking the lovely garden is the comfortably proportioned lounge, which has a feature arched alcove and built-in shelved storage cupboard which houses the central heating boiler. Adjacent to the lounge is the superb galley-style kitchen located in a rear extension where dual aspect windows flood the space with natural light. Boasting an array of cabinets in a white matt finish with brushed steel handles, grey coloured work surfaces and splashback tiling, free-standing appliances to remain include a fridge/freezer and washing machine. The carpeted bedroom is located at the front of the home, a spacious light filled room with high ceiling and moulded plaster coving, two built-in single wardrobes with overhead cabinets, and ample floor space to accommodate a range of free-standing furniture. Completing the accommodation is the smart bathroom which is fitted with a white 3-piece suite, over-bath shower, splashback tiling, and a glass screen. Outside there is convenient off-road parking in a tarmac car park at the front of the property whilst the large, well maintained walled garden at the rear is laid mainly to lawn with well stocked borders offering a welcome splash of colour.

A fine example of its type, this ideal starter home allows a purchaser to move in with the minimum of inconvenience, and interior viewing is essential to fully appreciate its appeal.

LOCATION

Allan Street lies to the south-west of Aberdeen City Centre, which is within a short walk and public transport is readily available. Local shops and amenities are on the doorstep and the subjects enjoy easy access to Robert Gordon University's Garthdee Campus and to the business centres to the north and south of the City. Aberdeen Hospitals Complex is a short drive from the property and Union Square shopping mall, the railway and bus stations are within easy reach. The open spaces at Duthie Park with its acclaimed Winter Gardens, and lovely walks along the 'Old Deeside Railway Line' are also easily accessible by foot.

HALL

LOUNGE

FITTED KITCHEN

DOUBLE BEDROOM

BATHROOM

OUTSIDE

The very tidy communal outer hallway is fully carpeted and the well maintained walled garden at the rear enjoys a south-west facing aspect, and is laid to lawn with well stocked borders hosting a variety of flowering shrubs and plants. Outside lighting. Parking within a residents' car park at the front of the property.

DIRECTIONS

Travelling west on Union Street turn left onto Holburn Street and continue ahead through the traffic lights at Great Western Road. Upon reaching the Great Southern Road roundabout take the third exit, remaining on Holburn Street. At the mini roundabout take the second exit onto Broomhill Road where Allan Street is second on the right and number 15 is located ahead on the left hand side of the road.

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.

3.66m x 3.17m (12' x 10'5") approx

4.7m x 2.13m (15'5" x 7') approx

4.11m x 2.89m (13'6" x 9'6") approx



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Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk