



## TOP FLOOR APARTMENT

17 ALBYN GROVE  
ABERDEEN, AB10 6SP

HALL  
LOUNGE  
DINING KITCHEN,  
DOUBLE BEDROOM  
BATHROOM  
GCH/DG  
SHARED GARDEN  
PERMIT PARKING



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



Offers Over

**£90,000**

We are delighted to offer for sale this superb, one bedroom apartment which is situated on the top floor of a particularly well maintained granite building located within a sought after residential area, close to the City Centre. Offering a spacious level of immaculately presented accommodation benefits include gas fired central heating with combi boiler, a new fusebox, double glazed windows, a door entry system, regulation compliant smoke detectors, and a broadband facility. Enjoying a particularly light and airy ambience throughout, the large windows offer pleasant open aspects with far-reaching views to the front and rear, whilst traditional features include high ceilings with moulded coving, and an impressive wooden fireplace with tiled inset and granite hearth flanked by shelved alcoves in the lounge.

Representing an ideal choice for a first time buyer seeking a "ready to move in" home, the accommodation comprises: central entrance hall with hatch to a shared attic space which houses the central heating boiler, with easy access via a ramsay ladder; instantly appealing and comfortably proportioned front facing lounge with open view up Stanley Street, wall mounted TV, co-ordinating carpet and curtains; superbly appointed kitchen boasting a range of base, wall and larder cabinets in a white finish complemented by contrasting black work surfaces, mosaic tiled splashbacks, and appliances to include a 4-burner gas hob with chimney-style extractor canopy above and electric oven/grill below, washing machine, and integrated fridge, freezer and wine cooler; delightful double bedroom enjoying a quiet rear aspect, with attractive accent wall and ample floor space to accommodate free-standing furniture; and smart shower room, upgraded in recent years and fitted with a white wc and counter-sunk wash basin, both housed in a vanity cabinet, and recessed shower enclosure fitted with mains shower with fixed waterfall and flexible shower heads and glass sliding door. Ceramic tiles protect the splashback areas and floor whilst an illuminated mirror above the wash basin, downlighters and co-ordinating accessories complete the look. All fitted floor coverings, curtains and light fittings are included in the sale with the entire contents also available if required.

Representing a fine example of its type, early interior viewing of this most desirable apartment is strongly recommended to fully appreciate its appeal.

#### LOCATION

Located in the heart of Aberdeen's vibrant West End and within easy reach of a variety of popular hotels, reputable restaurants and wine bars, the property is within easy walking distance of the City Centre. There are a wide and varied range of amenities on offer close by which include private gyms, multi-plex cinemas, theatres, public library, parks and gardens. The main arterial route through the City is also within easy access, facilitating a quick route to the hospital complexes, business, retail, and leisure parks.

**HALL**  
**LOUNGE**  
**DINING KITCHEN**  
**DOUBLE BEDROOM**  
**SHOWER ROOM**

**4.32m x 3.66m (14'2" x 12') approx**  
**4.32m x 2.08m (14'2" x 6'10") approx**  
**3.78m x 3.66m (12'5" x 12') approx**

#### OUTSIDE

The very well maintained communal hallway and staircase boast fine traditional features which include stained glass windows on the half landings, wood linings to dado height, and carved metal spindles with a solid wood handrail on the stairs. At the rear there is a shared walled garden with stone built outhouses and access to a basement area with private cellar storage, and a gate opening directly onto Albyn Lane.

#### DIRECTIONS

From the west end of Union Street turn left at the traffic lights onto Holburn Street. Turn first right onto Union Grove, following the road for a good distance then turn right into Albyn Grove. Number 17 is located on the right 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.



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