



TOP FLOOR APARTMENT

27 ERSKINE STREET
ABERDEEN, AB24 3NP

HALL
LOUNGE/KITCHEN/DINER
2 DOUBLE BEDROOMS
BATHROOM
GCH/DG
GARDEN
ON-STREET PARKING



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



Offers Over

£110,000

Occupying the whole of the top floor of a traditional granite building located in an established residential area of the City, this is an attractive two bedroom apartment which offers a generous level of accommodation. Fully re-furnished in recent years and enjoying a particularly light and airy ambience throughout, benefits include gas fired central heating with combi boiler, uPVC double glazed windows, a door entry system, and a superfast broadband facility. The neutral decor is enhanced by quality oak interior doors with chrome handles, and a combination of laminate wood flooring and self-coloured carpeting. In addition, there are roller blinds fitted to all windows. Accessed via a tidy carpeted communal staircase, the entrance hall is central to the home and benefits from a deep shelved storage cupboard. Designed on an open-plan concept, the instantly appealing lounge/kitchen/diner is a spacious room where front facing windows draw in an abundance of natural light. The kitchen offers a good sized working space and is fitted with a comprehensive range of white high-gloss cabinets complemented by solid oak work surfaces. Appliances to remain include a new induction hob with telescopic extractor hood above, electric oven/grill, and integrated fridge/freezer. Each of the two double bedrooms are carpeted and enjoy a quiet aspect with open outlook to the rear of the home. The larger of the two benefits from hanging and shelving facilities within a mirror-fronted wardrobe and also offers ample floor space for free-standing furniture. Completing the accommodation is the smart bathroom which is fitted with modern white sanitary ware, comprising: wc with recessed cistern, counter-sunk wash basin housed in a vanity cabinet, and bath with mixer shower and glass screen. Wet-wall panelling, laminate wood flooring, recessed downlighters, and a chrome ladder-style radiator complete the look. The washer/dryer and corner sofa with fold-out bed are both available by separate negotiation. Outside, there is a delightful walled garden at the rear with shared drying green and exclusive area laid in grass, whilst there is ample unrestricted on-street parking at the front of the property.

LOCATION

Erskine Street is a quiet residential street located in the Kittybrewster area of the City, within a short walk of Aberdeen University's Old Aberdeen Campus, and the City Centre. A variety of local shops serve everyday needs whilst larger retail outlets are located nearby at Kittybrewster & Berryden Retail Parks. The area is well served by various bus routes and Aberdeen Hospitals Complex, Aberdeen International Airport, Aberdeen Sports Village & Aquatics Centre and the wide choice of recreational facilities at Aberdeen Beach are all easily accessible.

HALL

LOUNGE

KITCHEN/DINER

BEDROOM 1

BEDROOM 2

BATHROOM

4.42m x 3.56m (14'6" x 11'8") approx

3.56m x 2.54m (11'8" x 8'4") approx

4.09m x 3.05m (13'5" x 10') approx

2.67m x 2.44m (8'9" x 8') approx

OUTSIDE

Delightful walled garden at the rear with shared drying green and exclusive area laid in grass. Ample unrestricted on-street parking at the front of the property.

DIRECTIONS

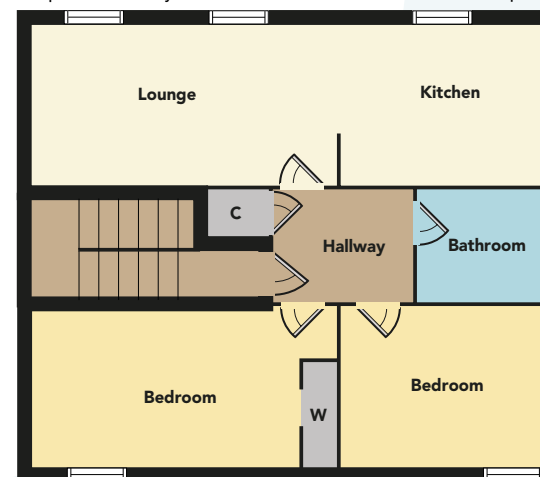
From the City Centre travel north on George Street, travelling through the traffic lights at the top onto Powis Terrace. At the following set of traffic lights turn right onto Bedford Road then first right into Elmbank Terrace. Turn left onto Erskine Street where number 27 is located along on the left hand side of the road.

VIEWING

Tel 07743 524027

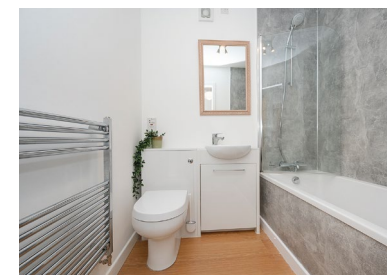
Disclaimer

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.



Floorplans are indicative only - not to scale

Produced by Plushplans



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