



## GROUND FLOOR APARTMENT

46A CHAPEL STREET  
ABERDEEN, AB10 1SN

HALL  
LOUNGE  
FITTED KITCHEN  
DOUBLE BEDROOM  
EN-SUITE SHOWER ROOM  
BATHROOM  
GCH/DG  
SHARED GARDEN  
ON-STREET PERMIT PARKING



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



Offers Over

**£80,000**



Located in the heart of the City Centre's West End, this attractive one bedroom apartment is located on the ground floor of a traditional granite building with tidy communal entrance. Recently re-furnished to a good standard, benefits include a gas fired central heating system, large uPVC double glazed windows, and a door entry system. High ceilings enhance the illusion of space, the fresh white decor creates a contemporary look, and the floors are laid in wood effect laminate.

The property is accessed via a hardwood panelled door which opens into the central hallway which benefits from a built-in cupboard housing the water cylinder and electric fusebox. Located at the front is the comfortably proportioned lounge which boasts a high ceiling with arched alcoves offering ample display shelving, and a large picture window draws in an abundance of natural light. A white wood venetian blind adorns the window and there are TV and telephone points. The well equipped kitchen is fitted with a comprehensive range of white coloured, high-gloss cabinets complemented by oak effect work surfaces and splashbacks. Appliances to remain include a 4-burner gas hob with integrated extractor hood above and electric oven/grill below, washer/dryer, and under-counter fridge/freezer. Enjoying a quiet aspect to the rear is the spacious double bedroom which affords ample space to accommodate a range of free-standing furniture, and the traditional Aberdeen cupboard is fully shelved. En-suite to the bedroom is a smart, fully tiled shower room which is fitted a modern white wc, wash basin on pedestal, and corner shower enclosure fitted with mains shower and curved sliding doors. The opaque rear window with deep sill is fitted with a roller blind and there is a mirror-fronted medicine cabinet above the wash basin. Completing the accommodation is the bathroom, fitted with a modern white 3-piece suite and over-bath shower with glass screen. Ceramic splashback tiling, a mirror-fronted medicine cabinet, chrome double towel rail and recessed downlighters complete the look. There is a fully enclosed shared garden at the rear, and on-street permit parking to the front of the property.

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

#### LOCATION

Chapel Street is located to the west end of Union Street and accordingly shops, pubs, clubs, restaurants and leisure facilities are all close to hand. Given the property's central location most parts of Aberdeen City including Aberdeen and Robert Gordon Universities are readily accessible by a variety of arterial routes and by public transport.

**HALL**  
**LOUNGE**  
**FITTED KITCHEN**  
**DOUBLE BEDROOM**  
**EN-SUITE SHOWER ROOM**  
**BATHROOM**

**4.27m x 2.77m (14' x 9'1") approx**  
**2.64m x 1.95m (8'8" x 6'5") approx**  
**3.91m x 3.68m (12'10" x 12'1") approx**

#### OUTSIDE

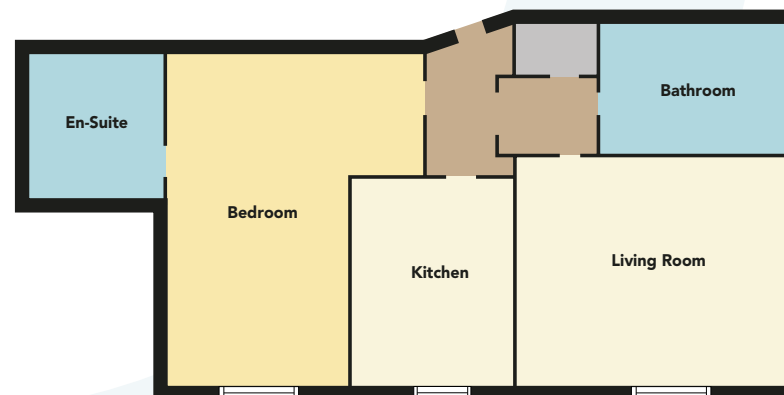
The tidy communal entrance hall features original decorative floor tiles, and there is a fully enclosed shared garden at the rear. Ample on-street parking facilities to the front of the property.

#### VIEWING

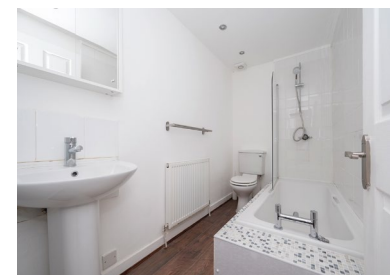
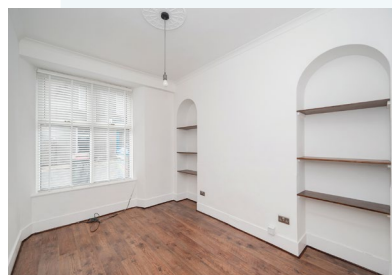
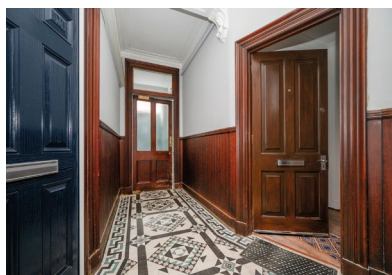
Contact Selling Agents

#### 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.



Floorplans are indicative only - not to scale  
 Produced by Plushplans



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