



TOP FLOOR APARTMENT

6 LEMON PLACE
ABERDEEN, AB24 5JZ

VESTIBULE
HALL
LOUNGE
KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GAS C.H. & D.G.
ON STREET PERMIT PARKING



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



Offers Over

£105,000

Enjoying a pleasant location within a quiet, well established residential area close to the city centre we are delighted to offer for sale this exceptionally spacious two bedroom top floor apartment, forms part of a well maintained purpose built block which benefits from a security entry system. Tastefully decorated throughout the property benefits from gas fired central heating and is fully double glazed. The accommodation comprises an entrance vestibule which is fitted with a large walk in storage cupboard and an access hatch which leads to the exceptionally large attic space, which is ideal for storage, and a spacious and welcoming entrance hallway which has been decorated in neutral tones and finished with laminate wood flooring, and benefits from two large fitted storage cupboards. Enjoying a pleasant outlook over the central amenity area the bright and airy lounge has been decorated in neutral tones and finished with laminate wood flooring and has a Georgian style glazed door leading to the generously proportioned kitchen, which is fully fitted with a range of modern base and wall units with stylish worksurfaces and matching splashback. Both bedrooms are of generous proportions, whilst the centrally situated bathroom has been attractively finished with modern aqua panelling together with a three piece white suite with a shower fitted above the bath. Outside the communal areas are well maintained with a bin store and shared drying greens. There is also large, shared drying room located on the upper hallway. On street permit parking is available.

LOCATION

Lemon Place is situated in a quiet location close to the City Centre, and is within easy walking distance of Aberdeen University and North East Scotland College, and is conveniently located for local bus routes. A wide variety of shops are available on the nearby King Street as well as a range of supermarkets at the Beach, and of course the City Centre. The property is within a short walk of the golf course, and the many leisure facilities down by the Beach.

**VESTIBULE
HALL
LOUNGE
KITCHEN
BEDROOM 1
BEDROOM 2
BATHROOM**

**4.06m x 3.70m (13`4" x 12`2") approx
3.70m x 2.59m (12`2" x 8`6") approx
3.53m x 3.40m (11`78" x 11`2") approx
3.40m x 3.17m (11`2" x 10`5") approx
2.00m x 1.65m (6`7" x 5`5") approx**

OUTSIDE

Well maintained grounds surround the property which are mainly laid to lawn with a shared drying green and bin store.

DIRECTIONS

Travel east along Union Street, continue along onto King Street. Turn right onto West North Street (A956) at the traffic lights and at the roundabout, take the first exit onto Park Street. Continue along and Lemon Place is situated on the right hand side.

VIEWING

By contacting 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.

