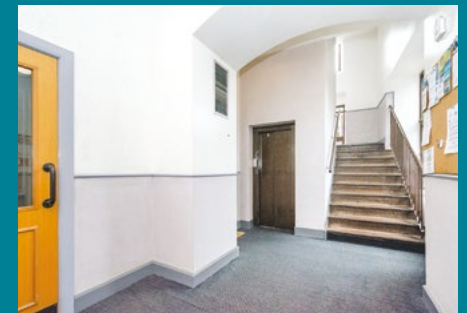




GROUND FLOOR APARTMENT

FLAT 11
THE OGILVIE BUILDING
77 DEE STREET
ABERDEEN, AB11 6FF

HALL
LOUNGE/KITCHEN
DOUBLE BEDROOM
SHOWER ROOM
ELECTRIC STORAGE HEATING
D.G.
ON-STREET PARKING



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



Offers Over

£79,950

We are delighted to offer for sale this well presented one-bedroom ground floor flat situated within a well-maintained building, on a quiet street, in the heart of the city centre. The property benefits from electric storage heating, double glazing, a security entry system and an appointed factor. The accommodation comprises a spacious and welcoming L shaped hallway which gives access to all further accommodation and is fitted with two large storage cupboards. The generously proportioned lounge/kitchen areas, which are set on open plan have a large front facing window and provide ample space for a range of lounge furniture. The kitchen area is fitted with a wide range of wall and base units, appliances and has a breakfast bar for dining. The good-sized double bedroom is also located to the front and has a large walk-in wardrobe with sliding mirror doors. The shower room is fitted with a contemporary two-piece suite with a large walk in shower enclosure housing a "Mira" shower. The property would make an ideal first time buy or a buy-to-let opportunity.

LOCATION

Dee Street is situated in the heart of the City Centre with the Ogilvie Buildings located to the far end, a quiet location but also within easy walking distance of the many amenities. There are shopping facilities and good public transport links nearby making many areas of Aberdeen easily accessible from this property.

ENTRANCE HALL

Entered via a hardwood exterior door. Built-in cupboard fitted with shelving and housing the hot water tank which was installed approximately 2 years ago. Additional built-in cupboard fitted with a shelf and housing the electric meter and fuse box. Security entry handset.

LOUNGE/KITCHEN

Enjoying a pleasant aspect to the front of the property by way of a large picture window this bright and airy lounge has been decorated in neutral tones and finished with laminate wood flooring. T.V. and Telephone points.

5.10m x 4.36m (16`9" x 14`4") approx

KITCHEN AREA

Set on open plan with the lounge the kitchen has been fully fitted with a range of wall and base units incorporating roll front worksurfaces and tiled splashbacks with a single stainless steel sink and drainer, an integrated stainless steel oven, hob, fridge/freezer and automatic washing machine. Extractor fan.

DOUBLE BEDROOM

Attractively presented bedroom, enjoying a quiet aspect with open outlook to the rear of the home, and benefiting from a large, mirror fronted wardrobe. Glass ceiling pendant. Curtains fitted to metal pole and carpeted floor.

.47m x 3.09m (11`5" x 10`2") approx

SHOWER ROOM

Recently refurbished the shower room has been attractively decorated and tiled and has been fitted with a modern two piece white suite with a W.C set within a vanity unit with a mirror fronted cabinet above, a wash hand basin set within a modern vanity unit with cupboards to the side and below and a large walk in shower enclosure fitted with a "Mira" shower. Chrome heated towel rail. Extractor fan.

OUTSIDE

Secure underground residents car park with spaces to rent which the owner can opt onto the waiting list for. On street permit parking.

The communal hallways, security entry system, carpark and roof are all well maintained by Grampian Housing at a factoring charge of approximately £50.83

DIRECTIONS

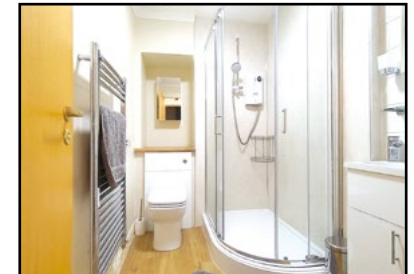
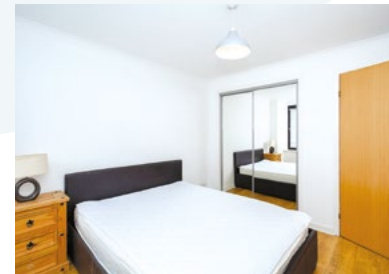
Travelling east along Union Street, turn right onto Dee Street and the Ogilvie Buildings are the last building on the left hand side of the road.

VIEWING

By contacting Solicitor

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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