



SECOND FLOOR APARTMENT

FLAT 8
32-40 MARKET STREET
ABERDEEN, AB11 5PL

VESTIBULE
HALL
LOUNGE
DINING KITCHEN
BEDROOM
BATHROOM



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



Fixed Price

£69,000

Enjoying a pleasant location in the heart of the city centre, this spacious one bedroom second floor apartment is within easy walking distance of all local amenities, together with Union Square, and the railway and train stations, and offers an ideal opportunity for a first-time buyer or a buy to let investor. The spacious accommodation comprises of an entrance vestibule and L shaped hallway which are decorated in neutral tones and give access to all further accommodation. The bright and airy lounge has full height windows overlooking the front of the property. Set on open plan with the lounge the good-sized kitchen provides ample space for a dining table and chairs and is fully fitted with a range of modern base and wall units. The generously proportioned double bedroom also benefits from full height windows to the front of the property. A large box room, fitted with power, light and shelving provides superb storage space and could quite easily be utilised as a home office/study. Completing the accommodation the bathroom has been fitted with a modern three piece suite with a shower fitted above the bath. The property also benefits from electric storage heating, secondary glazing and well-maintained communal areas.



**VESTIBULE
HALL**

LOUNGE

5.08M X 3.53M (16`8" X 11`7") APPROX.

KITCHEN

3.50M X 2.81M (11`6" X 9`3") APPROX.

BEDROOM

3.65M X 3.58M (12` X 11`9") APPROX.

BOXROOM

3.22M X 2.66M (10`7" X 8`9") APPROX.

BATHROOM

3.35M X 1.65M (11` X 5`5") APPROX.

DIRECTIONS

Travel North along Union Street and turn left onto Market Street. The property is located a short distance ahead on the right 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.

