



**3 , Seaton Stables, Don Street, Aberdeen,
Aberdeenshire, AB24 1XS**

Price
**Offers over
£112,500**

Property Features

- Situated within a modern yet established residential establishment in the historic Old Aberdeen area with the property having been thoughtfully designed to blend in with the charm and character of the location, this two bed self contained ground floor flat would be an ideal student purchase or letting investment.

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Property Summary

Hall: Hall with exterior door with glazed panel, coat rack, stainless steel track with four halogen lights, smoke alarm. Lounge: 4.77m x 3.53m (15'8" x 11'7") approx. Nicely proportioned bright airy Lounge with two windows capitalising upon the sunny aspect and creating a bright living environment, stainless steel curtain pole, central light fitment, TV point, storage cupboard. Bedroom: 3.75m x 2.46m (12'4" x 8'1") approx. Double Bedroom to rear with fitted wardrobe, meter cupboard, stainless steel curtain pole. Bedroom: 2.76m x 2.69m (9'1" x 8'10") approx.

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Hall: Hall with exterior door with glazed panel, coat rack, stainless steel track with four halogen lights, smoke alarm.

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Bedroom: 3.75m x 2.46m (12'4" x 8'1") approx. Double Bedroom to rear with fitted wardrobe, meter cupboard, stainless steel curtain pole.

Bedroom: 2.76m x 2.69m (9'1" x 8'10") approx. Double Bedroom to front.

Kitchen: 2.89m x 2.69m (9'6" x 8'10") approx. Well equipped kitchen with a range of base and wall units with coordinating work surfaces with tiling above, Asterite sink and drainer with mixer tap, integrated Four Ring Ceramic Hob with Double Oven below, glazed splashback behind and concealed Extractor above, wall mounted central heating boiler, integrated Washer/Dryer and Fridge/Freezer each with matching door panels.

Shower Room: 2.64m x 1.65m (8'8" x 5'5") approx. Aqua panelled Shower Room with white suite with cisternless w.c. and w.h.b. set into high quality gloss white bathroom furniture and matching corner shower tray with fitted thermostatic shower and glazed shower door and screen, heated towel rail, extractor fan, downlighters.

(Outside)

Allocated parking space.

(Other Information)

Carpets and other floor finishes, curtains, blinds and other light fitments all to be included in the price.

Description to be updated

Map

