



**65 , Dee Village, Millburn Street, Aberdeen,
Aberdeenshire, AB11 6SZ**

Price
**Price reduced to
£162,500**

Property Features

- Within a prime residential location we are delighted to bring to the market for sale this immaculate two bedroom penthouse apartment. In walk in condition throughout, equipped with gas central heating, double glazing, ample storage space and private residents parking, this is an ideal purchase for a first time buyer and buy to let investor. The apartment is also perfect for professionals with generous space available for home working.

Speak with our Sales
Adviser Today to Arrange a
Viewing!

Property Summary

The accommodation comprises: entrance hall with built in storage, generously proportioned living area with balcony windows, fully fitted dining kitchen, two well-appointed double bedrooms both benefiting from built-in mirrored wardrobes and contemporary bathroom. Early viewing is recommended to avoid disappointment. Location Dee Village is part of the Citigait development which is situated in the popular

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Location Dee Village is part of the Citigait development which is situated in the popular Ferryhill area, a location well served by local shops and public transport facilities and one which offers easy access to most parts of Aberdeen City and the suburbs by a variety of arterial routes with nearby Dyce being accessible by a rail service from the nearby station. Duthie Park, with its many attractions including the Winter Gardens, is located nearby, as are an excellent range of Riverside walks. Given the property's location pubs, clubs, restaurants and leisure facilities in the City and West End are within easy walking distance.

Dee Village lies to the south of Union Street, Aberdeens main thoroughfare and a wide range of amenities and shops are on the doorstep with Union Square with its shops, restaurants and cinema only some 10 minutes walk from the property. The subjects also enjoy easy access to Duthie Park with its wide open spaces and Riverside walks along the Dee. Enjoying easy access to the business centres to the south of the city, regular public transport to this and many parts is readily available.

Hall: 5.17m x 7.62m (16'11" x 25') approx.

Lounge: 4.57m x 7.17m (15'0" x 23'6") approx.

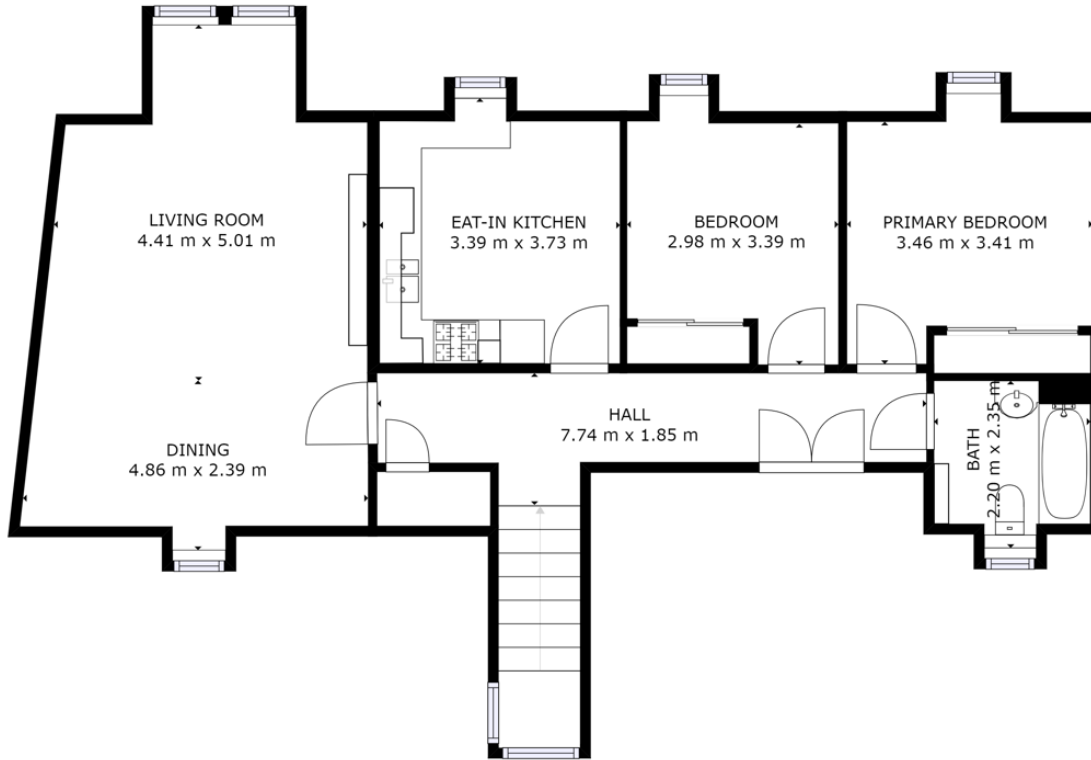
Kitchen: 3.35m x 3.36m (11'0" x 11'0") approx.

Bedroom 1: 3.73m x 3.41m (12'3" x 11'2") approx.

Bedroom 2: 3.36m x 2.93m (11'0" x 9'7") approx.

Bathroom: 2.35m x 2.24m (7'8" x 7'4") approx.

Floorplans



GROSS INTERNAL AREA
FLOOR 1: 4 m², FLOOR 2: 88 m²
TOTAL: 92 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



Map

