



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

### Property Features

- Gilson Gray are delighted to bring to the market for sale this immaculately presented ground floor, two bedroom, two-bathroom apartment with exclusive undercover parking.

### Property Summary

Situated within the prestigious "Citigate" development by Barratt Homes, one of Britain's Foremost Housebuilders, modern and spacious apartment occupies an enviable position with the main living areas enjoying a lovely sunny aspect and a lovely outlook over a central landscaped Courtyard. Amongst its added features the property enjoys the benefits of Gas Central Heating, Double Glazing, Security Entry, a fitted Dining Kitchen, bright airy Lounge along with two well proportioned Double Bedrooms with fitted storage, one with En-suite, and main Bathroom. The property further benefits from Priv...

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Hall:

Lounge: 4.41m x 3.27m (14'6" x 10'9") approx.

Dining Kitchen: 3.35m x 2.89m (11' x 9'6") approx.

Principle bedroom with en-suite shower room: 3.04m x 2.13m (10'0" x 7'0") approx.

Bedroom 2: 4.34m x 2.43m (14'3" x 8'0") approx.

Bathroom:

Fitness Suite: Exclusive Residents' only gym and fitness suite.

**(Outside)**

Allocated covered parking space with entry via security barrier.

Communal Courtyard: Well appointed Landscaped Grounds with Courtyard Area.

**(Other Information)**

A Formal Factoring arrangement is in place for the upkeep of the building and the development of which the property forms part.

Items included as part of the sale:

All fixed floor coverings, all blinds, all integrated white goods - excluding the microwave.

Please note: the pendant lights will remain, but the shades will be removed. All curtains will be removed.

## Map

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