



100D Hardgate Aberdeen, AB11 6XB

Property Features

- We are delighted to present to the market this well-maintained and attractively decorated one-bedroom apartment, situated within a purpose-built development in the popular Hardgate area of Aberdeen city centre. The property benefits from gas central heating and full double glazing throughout.

Property Summary

The accommodation comprises a welcoming entrance hall with two large storage cupboards; a bright and airy lounge featuring large windows that allow an abundance of natural light to flood the room; and a dining kitchen, installed just two years ago, located just off the lounge and fitted with a range of fixed units and integrated appliances. The generously proportioned bedroom also enjoys large windows and built-in wardrobes. Completing the accommodation is a shower room fitted with a white three-piece suite and an over-bath electric shower.

Price
**Price reduced to
£72,500**

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Lounge: 3.93m x 4.28m (12'11" x 14'1") approx.

Kitchen: 2.45m x 3.08m (8'0" x 10'1") approx.

Bedroom: 4.41m x 3.24m (14'6" x 10'8") approx.

Bathroom: 2.48m x 2.47m (8'2" x 8'1") approx.

(Outside)

To the front of the property there is ample on-street permit parking, while to the rear there is a shared outdoor area.

(Other information)

Communal hallways and outdoor spaces are maintained by Newton Property Management for a monthly fee of approximately £30, which includes buildings insurance.

Map

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