



Flat 7 52 Regent Quay
Aberdeen AB11 5AQ

FIXED PRICE £125,000

peterkinssolicitors



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Fixed price £125,000

- Immaculate third floor flat
- Bustling Aberdeen harbour aspect
- Open plan living room and kitchen
- Double bedroom
- Stylish bathroom with an overbath shower
- Gas central heating
- Double glazing
- Security entry system

Viewing contact Peterkins
(01224) 428100

Ref: 19835/62

EPC: E

description:

We are delighted to offer for sale this immaculate City flat which forms part of a well maintained building with its common areas protected by an entry system. The flat enjoys a great location and overlooks the bustling Aberdeen Harbour. Presented in 'ready to move into' condition the flat will be sold with all furniture, fixtures and fittings providing an ideal opportunity for a first time buyer or a buy to let investor. The property comprises: shared entrance; hall; open plan living room and kitchen; double bedroom; bathroom with an overbath shower. Further benefits include double glazing and gas central heating.

location:

Regent Quay is situated within walking distance of a huge range of shops, bars, restaurants and recreational amenities on Union Street. Easy access is available to all parts of the City from Union Street.

directions:

From the East end of Union Street turn into Marischal Street, turn left into Regent Quay and number 52 is situated on the left hand side of the road.

entrance:

Well presented communal entrance and staircase leading to the upper floors accessed via a security system.

hall:

Hardwood exterior door leads to the hall; cupboard housing the electric meters; wall mounted entry system handset; pendant light fitting; fitted carpet.

living room and kitchen on semi open plan:

living room:

4.14m widening to 5.76m x 3.32m Lovely living area with a superb view over Aberdeen Harbour; large window fitted with a 'Venetian' blind; further window to the side of the building fitted with a 'Venetian' blind; pendant light fitting; fitted carpet; 2 radiators.



kitchen:

2.36mx2.13m The kitchen area is fitted with modern light wood effect base and wall mounted cabinets linked by coordinated work surfaces and splashback tiling; dishwasher; integrated fridge/freezer; built in oven; ceramic hob; chimney cooker hood; stainless steel sink and drainer with a mixer tap; large window fitted with a 'Venetian' blind provides a great harbor view; extractor fan; downlighters; ceramic floor tiles.

bathroom:

Stylish bathroom fitted with a white suite comprising: shaped bath complete with a glass screen and an overbath mixer shower; wall hung wash hand basin; W.C; shaver point; wall mirror; wall shelf; extractor fan; coordinated ceramic wall and floor tiles; under floor electric heating.

bedroom:

3.93mx3.38m Bright, spacious double bedroom with a large window situated to the rear of the flat fitted with a roller blind; built in wardrobe; pendant light fitting; fitted carpet; radiator.



Do you want the best mortgage for you?

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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