



100 Bon Accord Street, TFR,  
Aberdeen, AB11 6UY

Offers Over £65,000

peterkins



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TFR, Aberdeen,  
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- Top Floor Flat in Superb City Centre Location
- Bright & Airy Living Room with Feature Electric Fire
- Dining Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Shared Rear Garden
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 31723/4

EPC: C TAX: B

Floor Area: 52m<sup>2</sup>

Tenure: Ownership

**Description:**

Enjoying a superb location, we are pleased to offer for sale this **one-bedroom top floor flat** which forms part of a traditional granite building within easy walking distance of Union Street. The property can be **“sold as seen”** affording an excellent opportunity for a first-time buyer or buy-to-let investor. The spacious accommodation comprises of: Hallway; bright and airy living room with feature electric fire; dining kitchen with appliances; one double bedroom with built-in wardrobes; bathroom with an over bath shower. Outside there is on street permit parking and a shared rear garden. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

**Location:**

Bon Accord Street links the City Centre and the ever popular and well established Ferryhill area which is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities are available close by, which include a variety of retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot offering excellent transport links, are all within a short walk of the property, whilst the open spaces at Duthie Park and its acclaimed Winter Gardens are also within easy reach.

**Directions:**

From Union Street proceed along Bon Accord Street heading south. Number 100 is situated after the traffic lights on the right-hand side of the road as indicated by our “For Sale” sign.

**The accommodation comprises of:-**

**Entrance:**

The shared entrance is accessed via a security entry system and has a staircase leading to all floors.

**Hallway:**

A hardwood exterior door gives access to the hallway with all accommodation leading off; high level electric meter; wall mounted security entry system; two radiators; smoke detector; downlighters; fitted carpet.

**Living Room: 13'1 x 11'3 (4.00m x 3.43m) approx.**

Bright and airy living room with a double window to the front of the property fitted with vertical blinds; feature electric wall mounted fire; alcove complete with a built-in low level storage cupboard with louvre doors; radiator; smoke detector; ceiling cornice; downlighters; fitted carpet.

**Dining Kitchen: 12'5 x 10'10 (3.79m x 3.31m) approx. at widest points.**

The dining kitchen is fitted with a good range of black high gloss base and wall mounted cabinets; wood effect work surfaces; stainless steel sink and drainer with a mixer tap; ceramic hob; built-in oven; fridge/freezer; additional fridge; washing machine; central heating boiler; wall mounted central heating controls; window to the rear of flat fitted with a roller blind; radiator; high level gas meter; heat and CO detector; downlighters; laminate flooring.



**Bedroom: 12'8 x 7'3 (3.86m x 2.22m) approx.**

Good sized bedroom with a rear aspect; window fitted with vertical blinds; built-in wardrobe with a shelf and hanging rail and additional storage above; radiator; downlighters; fitted carpet.

**Bathroom:**

The fully aqua panelled bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, countertop wash hand basin set onto a vanity unit and bath complete with an over bath electric shower and glass shower screen; chrome ladder style radiator; window to the rear of the property complete with a built-in extractor fan and vertical blinds; downlighters; tiled floor.

**Outside:**

Externally there is a shared rear garden which is well-kept and mainly laid to grass.

**Parking:**

Permit parking may be applied for from Aberdeen City Council for which an annual fee is chargeable.



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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.

**peterkins**

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