

1C Affleck House, Affleck Street,
Aberdeen, AB11 6JH

Offers Over £130,000

peterkins


Tumblin' Monkeys











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AB11 6JH

Offers Over £130,000

- Modern Top Floor Apartment
- Situated in a Wonderful City Centre Location
- Well-Appointed Living Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Allocated Parking Space
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100
Ref: 42824/5
EPC: C
Council Tax: C
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate this **two-bedroom top floor apartment** situated within a wonderful City Centre location. The property is well-presented and decorated in neutral tones throughout. The accommodation comprises of: Shared entrance; lower hallway with staircase leading to the upper floor; upper hallway; well-appointed living room; fitted kitchen with appliances; two double bedrooms; bathroom with an over bath shower. Outside there is an allocated parking space together with on-street parking. The property benefits from gas central heating and double glazing. The fitted flooring, white goods except for the fridge, and blinds will be included in the sale.

Location:

Affleck Street is perfectly located to enjoy the wealth of amenities available in the City Centre 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:

Travelling from Union Street proceed onto Crown Street, follow the road for some distance then turn left onto Affleck Street. Number 1C is located on the left-hand side of the road as indicated by our “For Sale” sign.

The accommodation comprises of:-

Shared Entrance:

The well-maintained shared entrance gives access to apartments 1B and 1C and houses the electric meter.

Lower Hallway:

A hardwood exterior door provides entry to the lower hallway; built-in cupboard housing the consumer unit; under stair storage/utility area with washing machine; radiator; wall light; smoke detector; ceiling light fitting; part vinyl flooring and fitted carpet; a carpeted staircase with “Velux” window above leads to the upper floor.

Upper Hallway:

Welcoming upper hallway with all accommodation leading off; built-in storage cupboard which houses the central heating boiler and gives access to the loft; wall mounted door entry handset and central heating thermostat; smoke detector; two pendant light fittings; fitted carpet.

Living Room: 13’3” x 12’7” (4.03m x 3.84m) approx.

Well-appointed living room featuring a lovely bay window to the front of the apartment; radiator; smoke detector; pendant light fitting; fitted carpet.





Kitchen: 9'8" x 6'11" (2.94m x 2.12m) approx.

The kitchen is fitted with an excellent range of red high-gloss base and wall mounted cabinets linked by co-ordinated work surfaces and splashback tiling; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood above; built-in oven; fridge/freezer; integrated slimline dishwasher; two windows fitted with "Venetian" blinds; radiator; extractor fan; heat detector; ceiling light fitting; vinyl flooring.

Bedroom 1: 13'6" x 12'6" (4.12m x 3.80m) approx.

Spacious double bedroom with a dual aspect; windows to the front and rear of the property; ample space for free standing furniture; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 13'3" x 11'6" (4.03m x 3.51m) approx.

Light and airy second double bedroom with a bay window to the front of the property; built-in storage cupboard; ample space for free standing furniture; radiator; pendant light fitting; fitted carpet.

Bathroom:

Modern bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with overhead electric shower and glass shower screen; wall tiles around suite; wall mounted mirror with shaver light above; frosted window to the rear of the apartment; radiator; extractor fan; ceiling light fitting; floor tiles.

Outside:

The gas meter is located on basement level.

Parking:

There is an allocated parking space to the front of the property together with on street permit parking. Residents can apply for a permit through Aberdeen City Council for which an annual charge is applicable.

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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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