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470 GEORGE STREET, ABERDEEN, AB25 3XH



**One Bedroomed Top Floor Flat in the
Heart of the City**

OFFERS OVER
£50,000

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Accommodation Overview

Communal Hall, Hall, Lounge, Kitchen, Double Bedroom and Bathroom. Loft. Communal Garden.

Forming part of a traditional tenement with the communal areas protected by a security entry system, this one bedroomed top floor flat would make an ideal first time purchase. Benefiting from gas fired central heating and uPVC double glazing, the accommodation is decorated in neutral tones throughout and has a bright and airy atmosphere. Upon entering the hallway has built-in storage, there is a lovely lounge a well fitted kitchen and to the rear the bedroom enjoys excellent built-in storage. The bathroom with shower over bath completes the accommodation. Outside there is communal garden. Viewing recommended.



Communal Hall

The communal hallways are well presented in neutral tones and protected by a security entry system. From the entrance hall there is a door to the rear giving access to the garden.

Hall

With white panel style doors with chrome handles to the accommodation, neutral décor and carpeting. Ceiling hatch gives access to the loft. There is a wall mounted security entry telephone and a built-in cupboard houses the gas fired central heating boiler.

Lounge

3.81m x 3.60m (12'5" x 11'9") approx.

With neutral décor and carpeting a window overlooks the front and creates a bright and airy atmosphere.



Kitchen

3.84m x 2.26m (12'7" x 7'4") approx.

Again overlooking the front and fitted with white wall and base units incorporating drawer units, dark contrasting worktops and a stainless steel sink with mixer tap. There is attractive stone style splashback tiling and a narrow dining bar. There is an integrated fan assisted oven, hob and stainless steel extractor hood. The automatic washing machine will remain and there is space for a fridge. Tall built-in cupboard providing further storage.

Double Bedroom

4.45m x 2.55m (14'7" x 8'4") approx.

A window to the rear affords great views across the city skyline. The bedroom is of a good size and excellent storage is provided by the extensive built-in wardrobes.



Bathroom

3.20m x 1.62m (10'6" x 5'3") approx. into door recess

With a large wall mirror and a white suite comprising of a wash hand basin, bath and w.c. There is an electric shower over the bath with a shower curtain rail and an opaque window to the rear creates a light and airy atmosphere. Tile style laminate flooring.

Outside

There is a communal garden.

Location

George Street is a popular area to the north of Union Street with all city centre amenities within walking distance of the property. A good number of local shops and amenities are available on the door step including regular public transport to most parts of the city and Aberdeen University.





Notes

Gas fired central heating. Double glazing. Communal security entry system. EPC=D. All fitted floor coverings, curtains, blinds and light fittings are included in the sale along with kitchen appliances.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

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