



136H South College Street | Aberdeen | AB11 6LA

BRIGHT AND SPACIOUS TWO BEDROOM FLAT

**Offers Over £160,000**

Situated in a purpose built development in an excellent area and within walking distance of Union Square, we offer for sale this third floor flat. The property is presented in good order throughout, with the lounge located to the front having an open aspect, finished with laminate wooden flooring and a fire surround. Continuing through is the dining kitchen which has a range of base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap completed with glazed splashbacking, built-in under oven, hob, overhead extractor hood, stainless steel splashbacking and to remain is a fridge/freezer. This room also benefits from a built-in breakfast bar. There are two double bedrooms to the property, both featuring sliding mirror door wardrobes. To complete is a bathroom which has a three piece white suite with tiled area around the bath, mains shower, rigid shower screen, wash hand basin and WC set into units.

The property is serviced by full gas central heating and double glazing. It has its own exclusive parking space.

## ACCOMMODATION

Hall  
Lounge  
14'6" x 10'5" (4.42m x 3.18m) approx.  
Dining Kitchen  
11'3" x 9'10" (3.43m x 3m) approx.  
Bedroom  
12'1" x 8'2" (3.68m x 2.49m) approx.  
Bedroom  
11'7" x 9'2" (3.53m x 2.79m) approx.  
Bathroom  
6'7" x 6'3" (2.01m x 1.91m) approx.

To be included in the sale price are all fitted floorcoverings, blinds, light fittings and kitchen white goods as stated.

EPC Band C



**Hall**





**Lounge**



**Lounge Alternative View**



**Dining Kitchen**



**Dining Kitchen Alternative View**



**Bedroom**

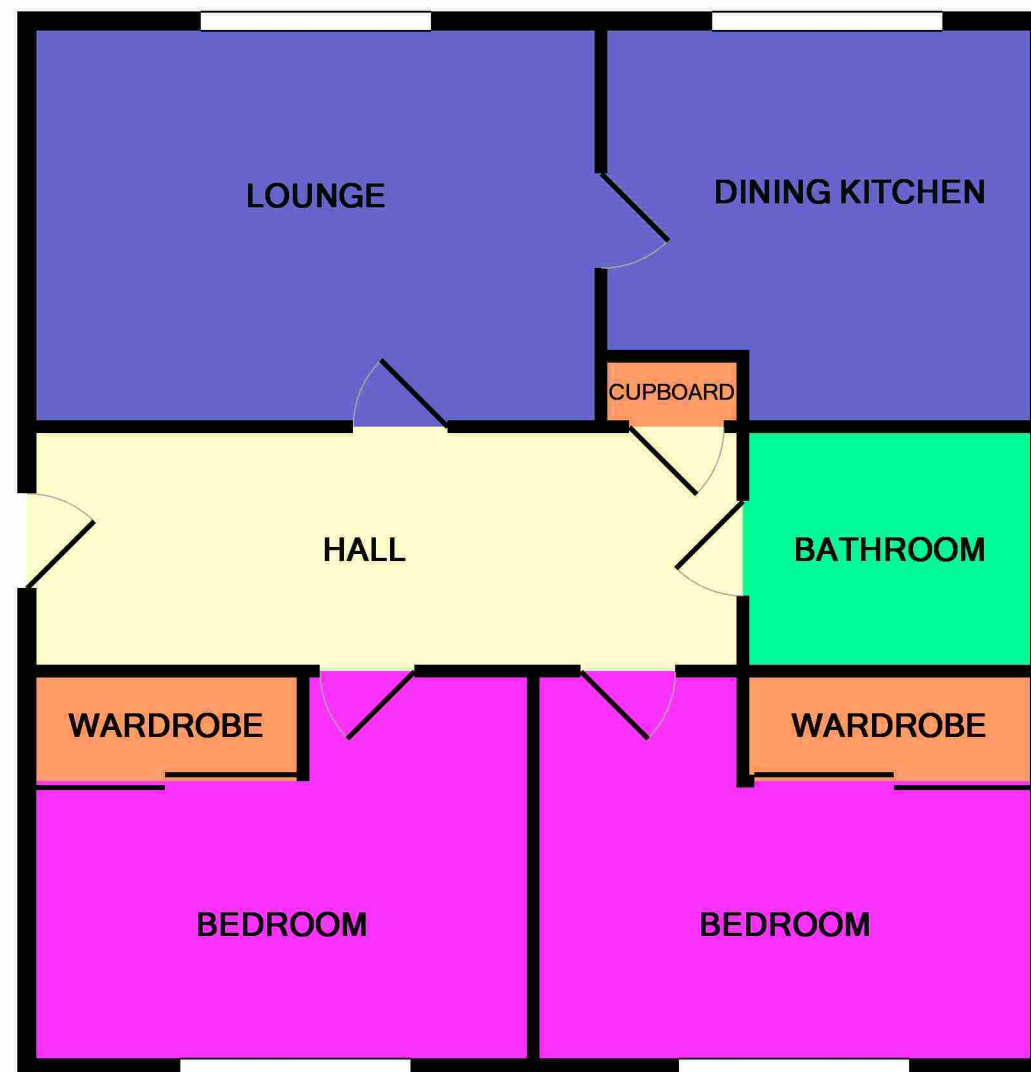




**Bedroom**



**Bathroom**



**Floor Plan**

## Property location



### Directions

Travelling from Union Street continue onto Crown Street, proceed to the end of Crown Street turning left at the lights and at the next set of lights turn right onto South College Street. No. 136 is situated to the far end on the right hand side.

### Location

South College Street is an excellent location for Union Square retail complex where there is a superb range of quality shops and recreational facilities including a cinema and restaurants, there are also the main Railway Station and Bus Depot. It is also ideally placed for those working across at Altens and Tullos where many of the office and industrial complexes are situated. The area has a good range of public transport facilities making many parts of Aberdeen easily accessible from this property. Also within walking distance is the Duthie Park with its delightful Winter Gardens and restaurant.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.