



49D Prospect Terrace | Aberdeen | AB11 7TB

Stunning One Bedroom Executive Apartment

Offers Over £150,000



We are thrilled to offer for sale this incredibly unique one bedroom executive apartment providing a truly stunning impression with well maintained and spacious accommodation. The property can only truly be appreciated upon internal viewing which is highly recommended.

Additionally, the property is to be sold inclusive of all current high quality furnishings creating an even more appealing sale or potential buy to let opportunity.

The traditional features have been maintained and further enhanced to provide a stunning open plan lounge/dining room/kitchen which makes the most of the high ceiling, coving central ceiling rose. In the lounge area there is an original fireplace inset into a granite area with marble hearth and multi fuel burning stove. The lounge has been fitted with a carpet leading to tiling in the kitchen area. The kitchen area itself has been fitted with a range of stylish base and wall units providing ample storage. Also on this level is the generously proportioned double bedroom finished in the most attractive neutral decor whilst benefiting greatly from an en-suite shower room providing a w.c., hand wash basin and enclosed shower cubicle.

The true feature of this property is the mezzanine floor providing a galleried landing with an overlook of the beautiful accommodation below. This space could easily be utilised as a study area or further lounge area depending on the purchasers own requirements. The main bathroom is also situated on this level and provides a four piece white suite comprising a w.c., hand wash basin, enclosed shower cubicle and bathtub.

To the exterior the property enjoys a shared garden area and well maintained patio with parking available via obtaining a permit from the local council.

Truly this property offers one of a kind accommodation, undoubtedly being desirable to a range of potential purchasers.

## ACCOMMODATION

Kitchen / Lounge  
14'7" x 17'1" (4.45m x 5.21m) approx.  
Double Bedroom  
14'3" x 8'9" (4.34m x 2.67m) approx.  
En-Suite  
5'5" x 4'9" (1.65m x 1.45m) approx.

Mezzanine Level  
Galleried Study Space  
15'1" x 7'5" (4.6m x 2.26m) approx.  
Bathroom  
5'4" x 6'7" (1.63m x 2.01m) approx.

Gas Central Heating

Double Glazing

Shared Garden and Patio Area

EPC Band - D





**Lounge/Kitchen**





**Lounge/Kitchen**





**Double Bedroom**





**Double Bedroom**





**En-Suite**





**Mezzanine Floor**





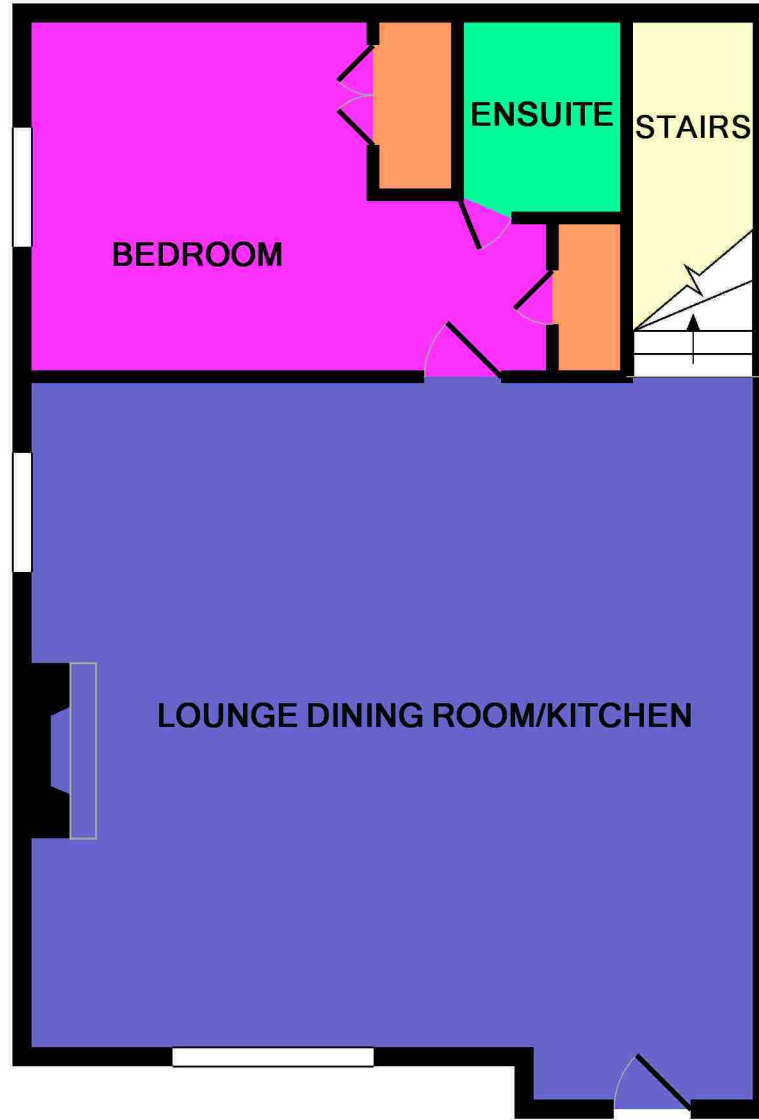
**Bathroom**



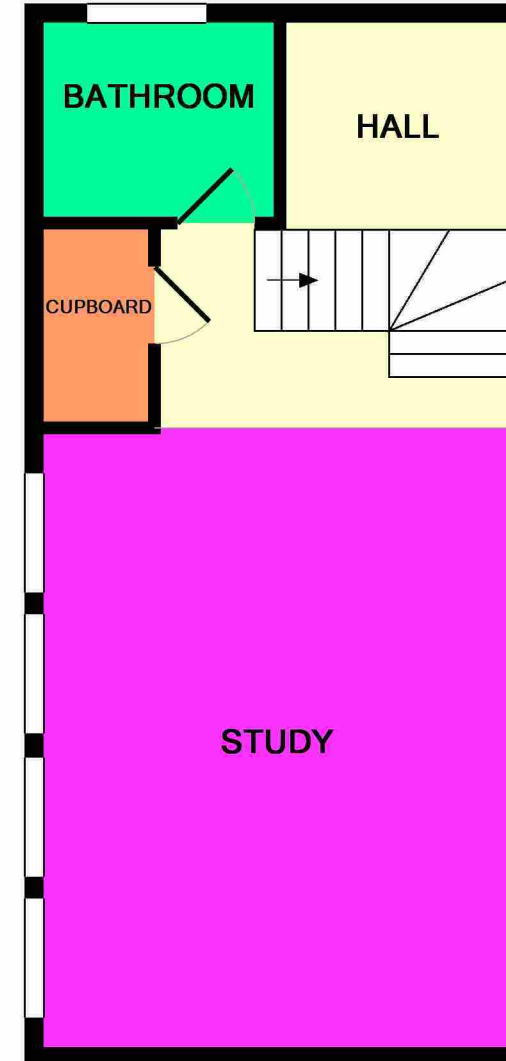


**External**





GROUND FLOOR



MEZZANINE

# Floorplan



## Property location



Directions: Travelling from Union Street proceed onto Crown Street, continuing to the end of Crown Street and straight over the lights onto South Crown Street.

Take a left onto Bank Street then first right onto Prospect Terrace. No. 49 is situated nearly to the end on the left hand side, with the property accessed via steps to the left hand side.

Location: The property is situated within the popular Ferryhill area of Aberdeen which is excellent for easy access to the city centre and also for those working to the south side of Aberdeen at Altens and Tullos. There are good public transport facilities and a range of local amenities and the Duthie Park for leisure purposes is situated close by.

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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.