



27 Candlemakers Lane | Aberdeen | AB25 1DF

Well Presented Two Bedroom Ground Floor Flat

Offers Over £140,000

Situated within a modern, purpose-built development, we offer for sale this beautifully presented two bedroom ground floor flat. The property is presented in true walk-in condition and is sure to suit a range of purchasers.

The home is entered via a clean and tidy communal hallway, into the internal hall which boasts two built-in storage cupboards.

The open plan living space is naturally bright with fresh neutral decor, comprising living, dining and kitchen areas, creating an ideal space for entertaining. The kitchen is fitted with a range of modern white gloss wall, base and drawer units overlaid with contrasting work surfaces and matching splash back. Integrated is an electric hob and oven, with a free-standing fridge/freezer.

Both double bedrooms are generously proportioned and benefit from built-in double wardrobes with mirrored sliding doors, as well as offering further space for free-standing furniture.

To complete the home, the fully tiled bathroom is fitted with a three piece white suite comprising W.C., wash hand basin and bath with electric shower over, finished with tiled flooring and a chrome heated towel rail.

Convenient off-street parking is found within the secure shared car park.

ACCOMMODATION

Lounge / Dining / Kitchen
22'9" x 14'1" (6.94m x 4.29m) approx.
Bedroom
13'4" x 10'3" (4.07m x 3.12m) approx.
Bedroom
12'0" x 9'6" (3.66m x 2.9m) approx.
Bathroom
7'1" x 5'5" (2.16m x 1.65m) approx.

Electric Heating

Double Glazing

EPC Band D

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.



Hallway



Lounge / Dining / Kitchen



Lounge / Dining / Kitchen



Lounge / Dining / Kitchen



Lounge / Dining / Kitchen



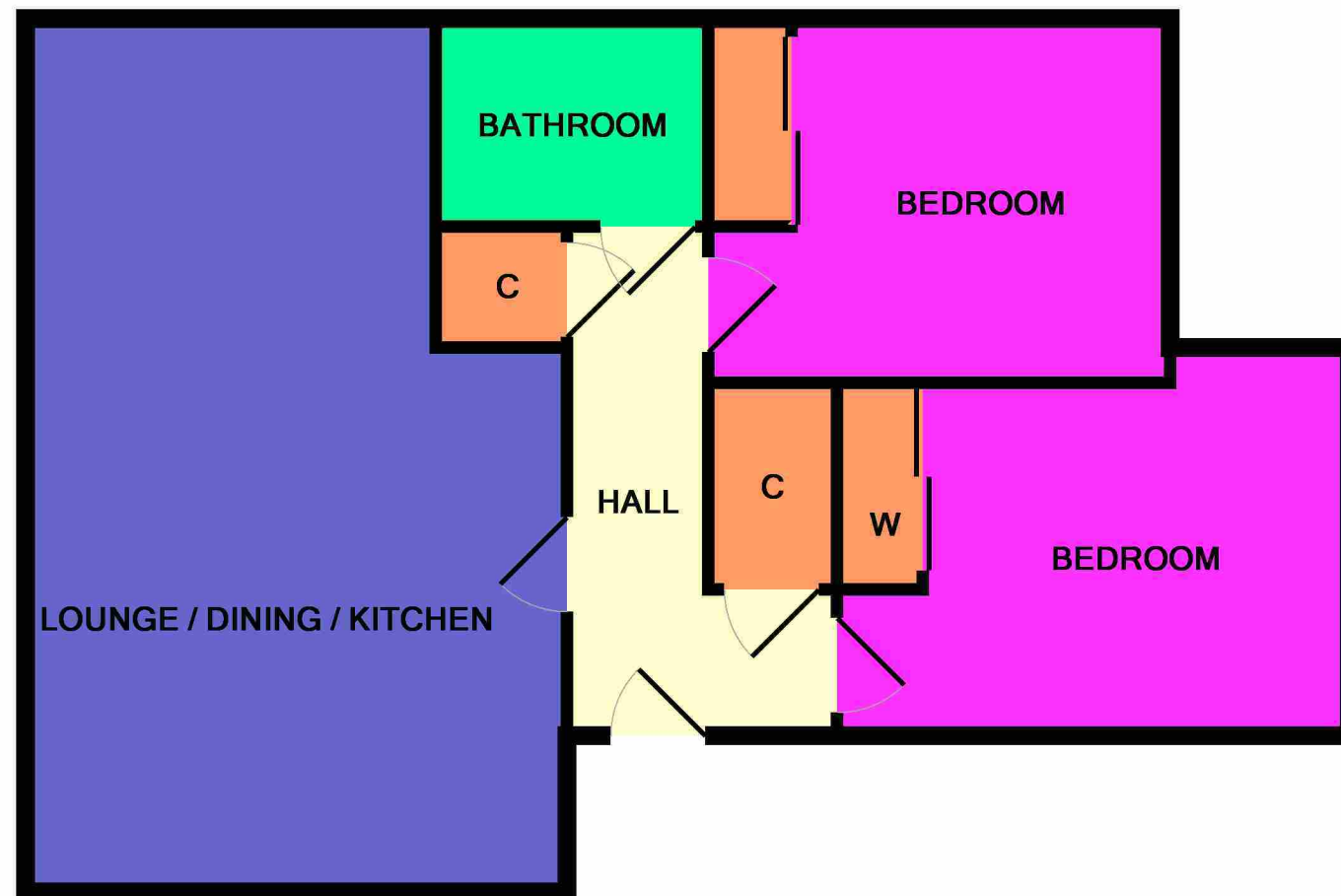
Bedroom



Bedroom



Bathroom



Floorplan

Property location



Directions

The development can be found to the rear of the Bon Accord Shopping centre off Loch Street. If travelling by car, travelling from the Bon Accord Shopping Centre up George Street, turn right at the traffic lights into John Street, and then right into Loch Street. The development is a short distance along on the left hand side.

Location

Candlemakers Lane is situated in the heart of the city centre, a small, modern development which is only a stone's throw away from John Lewis and a further range of quality retail units situated in the Bon Accord Centre. It is ideally placed for Aberdeen and Robert Gordon Universities and the excellent recreational and leisure facilities that the city has to offer. Good public transport facilities are available making many parts of Aberdeen easily accessible.

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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.