



22J Adelphi | Aberdeen | AB11 5BL

One Bedroom Top Floor Flat

Fixed Price £64,750

We are pleased to offer for sale this well presented one bedroom top floor flat in the most convenient of city centre locations offering well proportioned and designed accommodation throughout. The property would surely be an ideal purchase for a first time buyer or potential buy to let investor.

The property comprises firstly of a spacious lounge which is able to accommodate a wide range of furniture and benefits from a modern neutral decor. The lounge has been fitted with a secondary double glazing protecting the original window frames and retaining heat whilst allowing these original features to remain. The kitchen is accessed from the lounge and has been fitted with a range of base and wall units providing plentiful storage and work surface space whilst also accommodating both fitted appliances and free-standing .

The double bedroom is a further well proportioned room allowing space for a variety of furniture whilst also benefiting from secondary double glazing similar to the lounge. The bathroom has been fitted with a white suite comprising a w.c. wash hand basin and shower over bath. To complete the accommodation the property benefits from two large storage cupboards in the hallway, an incredibly useful and beneficial feature.

ACCOMMODATION

- Lounge
15'6" x 10'9" (4.73m x 3.28m) approx.
- Kitchen
8'8" x 7'4" (2.64m x 2.24m) approx.
- Double Bedroom
11'2" x 10'7" (3.4m x 3.23m) approx.
- Bathroom
7'5" x 5'6" (2.26m x 1.68m) approx.

Electric Heating

Double Glazing

Security Entrance System

EPC Band - C



Lounge



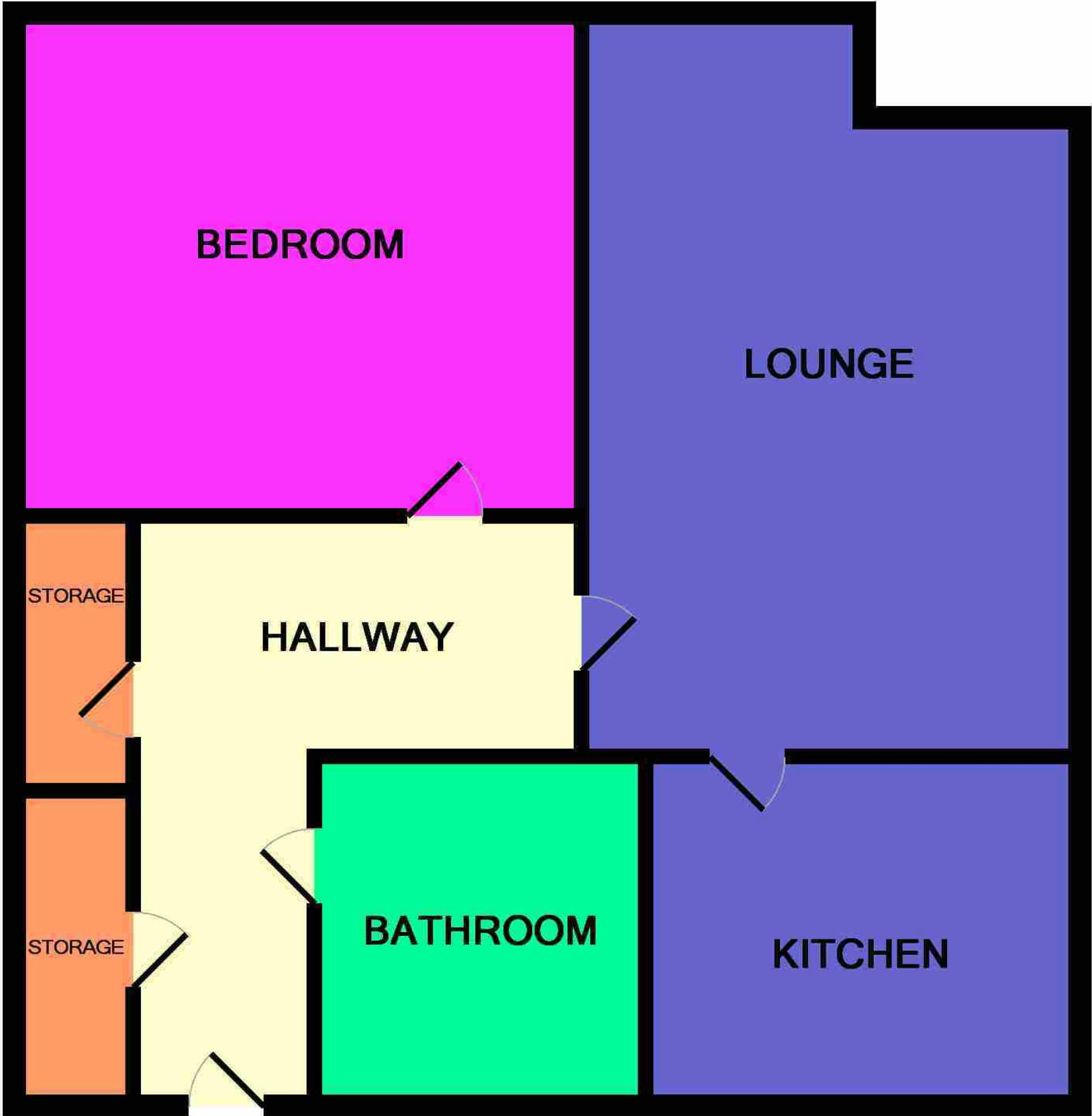
Kitchen



Double Bedroom

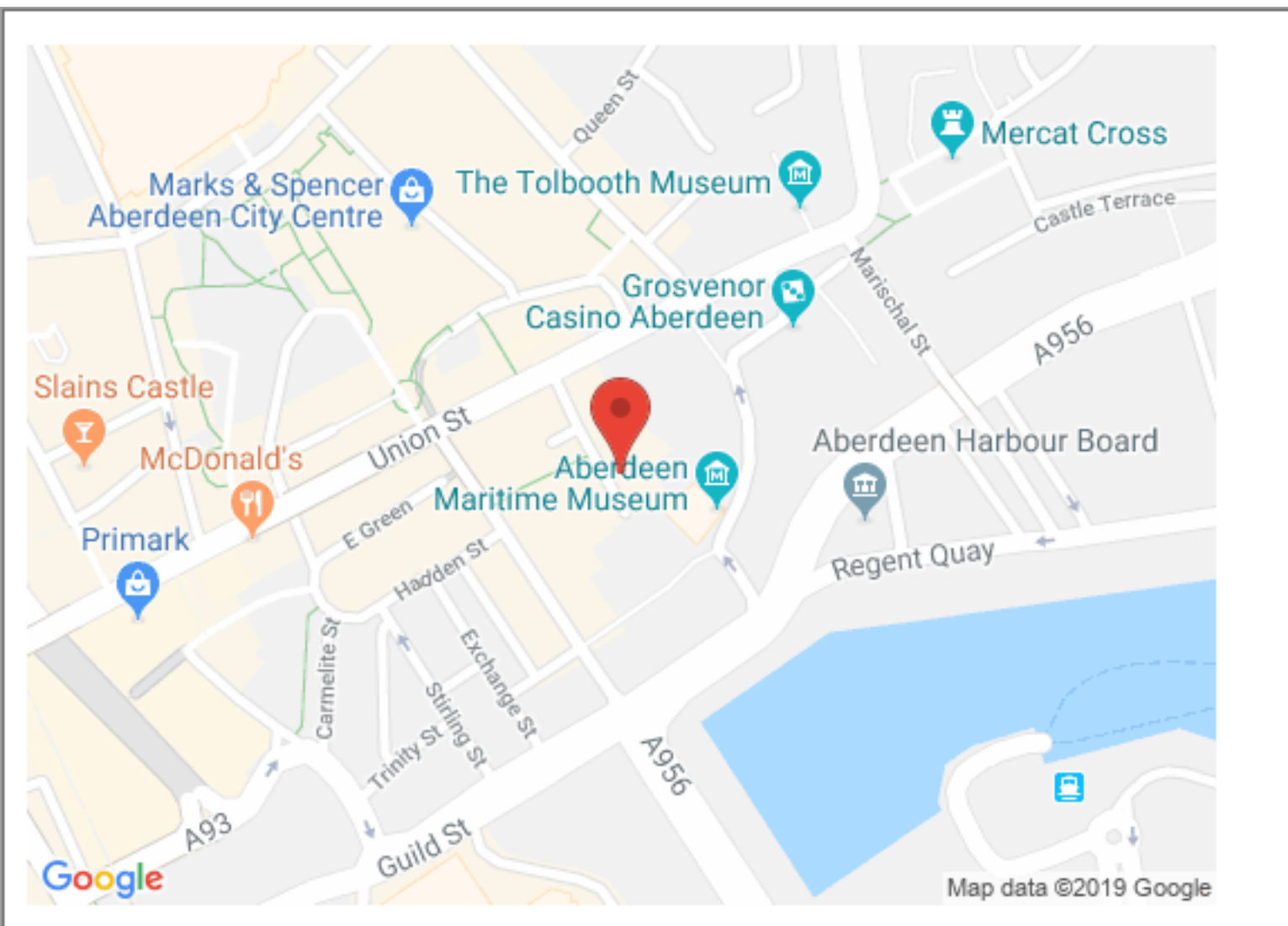


Bathroom



Floorplan

Property location



Directions: Travelling east along Union Street continue over the lights at Bridge Street, straight over the lights at Market and the Adelphi is located on the right hand side, with No. 31 being the first door to the left.

Location: Adelphi is situated to the east end of Union Street surrounded by an excellent range of local shops and within a very short walking distance are both the Bon Accord Centre and Union Square with its excellent range of shopping and recreational facilities. On Union Street there is an excellent range of public transport facilities making many parts of Aberdeen easily accessible from this property.

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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.