



69 Hardgate | Aberdeen | AB11 6UX

Immaculate One Bedroom Flat with Parking

Offers Around £134,950

We are delighted to offer for sale this immaculately presented one bedroom flat within a convenient city location with the added benefit of private allocated parking. The property offers an impressive decor in a truly stylish and walk in condition with generously proportioned accommodation throughout. Internal viewing is an absolute must to fully appreciate the wonderful benefits that the property has to offer. Enjoying a peaceful setting, the property also offers both a rear and front garden with shared lawn areas and private patio area further enhancing the property's appeal.

The accommodation firstly comprises of a welcoming entrance hallway which allows access to the majority of the accommodation, firstly the lounge which is an impressive and spacious room and currently accommodates both living and dining furnishings with ease and benefits from a stylish decor. The kitchen is accessed from the lounge and enjoys a lovely outlook to the rear garden whilst offering a wide range of base and wall units with a fresh, bright decor.

The bedroom is another generously proportioned room, currently accommodating a range of free standing bedroom furniture with a pleasant neutral decor and outlook to the garden enjoying a peaceful setting. The bathroom has been fitted with a modern suite comprising a w.c., wash hand basin and large enclosed shower cubicle.

As previously mentioned the property benefits greatly from a private parking space with barrier access, a huge benefit for its convenient city location. With well maintained garden and lawn space to both the rear and front the property has high kerb appeal with easily utilised outdoor space.

ACCOMMODATION

Lounge
15'5" x 12'9" (4.7m x 3.89m) approx.
Kitchen
11'5" x 6'2" (3.48m x 1.88m) approx.
Double Bedroom
13'7" x 9'5" (4.14m x 2.87m) approx.
Bathroom
8'7" x 4'8" (2.62m x 1.42m) approx.

Gas Central Heating

Double Glazing

Private Parking

Large Garden with Private Area

EPC Band - D



Lounge



Lounge



Kitchen



Double Bedroom



Shower Room



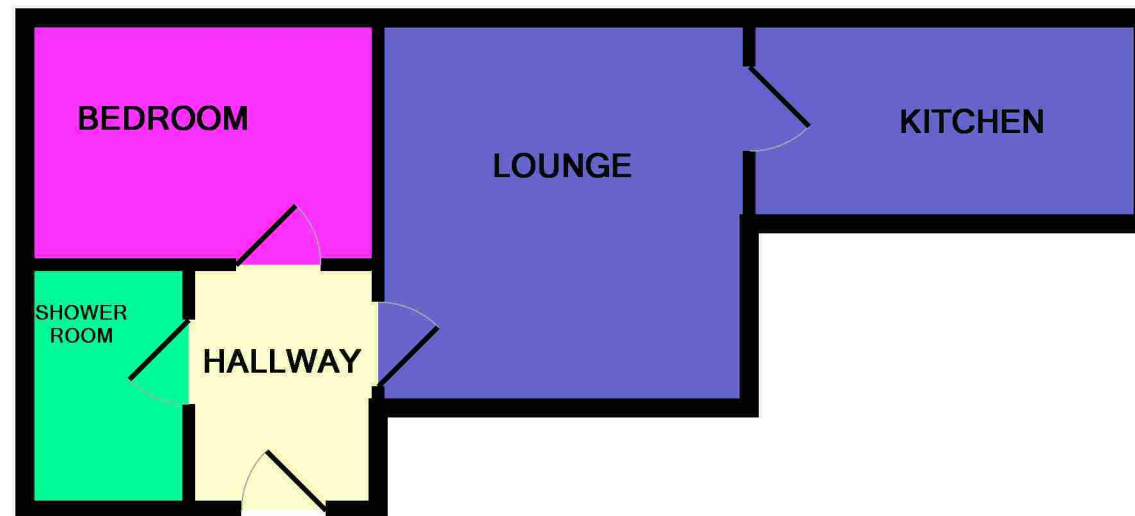
Rear



Garden



Parking



Floorplan

Property location



Directions Travelling West on Union Street, turn left on to Bon Accord Terrace and travel across Justice Mill Lane onto the Hardgate. No 69 is located a short distance along on the left hand side, prior to the bend in the road.

Location The Hardgate is centrally located within Aberdeen city, enjoying a close proximity to many amenities. There are several supermarkets within easy walking distance and other shops, restaurants, bars and leisure facilities are also within easy reach. Regular public transport links are available nearby making most parts of the city 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.