



37 The Bastille | Aberdeen | AB25 1NL

Two Bedroom Third Floor Executive Flat

Offers Over £220,000

We are delighted to offer for sale, situated on the third floor of the renowned Bastille building, this exceptionally spacious two bedroom executive apartment. The rooms benefit from high ceilings and tall windows, with neutral decor throughout creating an ideal blank canvas to put your own stamp on.

The apartment is accessed via a security entry system with both stair and lift access to the third floor.

The welcoming internal hallway provides a wealth of storage space having two large built in cupboards as well as a box room allowing further storage for larger items.

The open plan living area is an impressive room with a tall arched window providing spectacular rooftop views. The layout is ideal for entertaining, having ample space for a range of both living and dining furniture.

The kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating a 1.5 bowl stainless steel sink and drainers as well as an integrated electric hob and oven.

Both double bedrooms are generously proportioned, each boasting a built in double wardrobe with mirrored sliding doors and ample space for a range of dining furniture. The master bedroom is further enhanced by an en suite shower room with electric shower.

Completing the home, the extensively tiled bathroom is fitted with a white suite comprising W.C., wash hand basin and bath with electric shower over, finished with vinyl flooring and a large inset mirror.

Designated parking is found in the secure underground car park.

ACCOMMODATION

Lounge / Dining / Kitchen
32'9" x 12'4" (9.98m x 3.76m) approx.

Master Bedroom
20'8" x 10'0" (6.3m x 3.05m) approx.

En Suite
6'8" x 5'5" (2.03m x 1.65m) approx.

Bedroom 2
15'1" x 9'4" (4.6m x 2.85m) approx.

Bathroom
9'9" x 5'5" (2.97m x 1.65m) approx.

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

Electric Heating

Double Glazing

Lift Access

EPC Band C



Lounge / Dining / Kitchen



Lounge / Dining / Kitchen



Lounge / Dining / Kitchen



Master Bedroom



En Suite



Bedroom 2



Bathroom

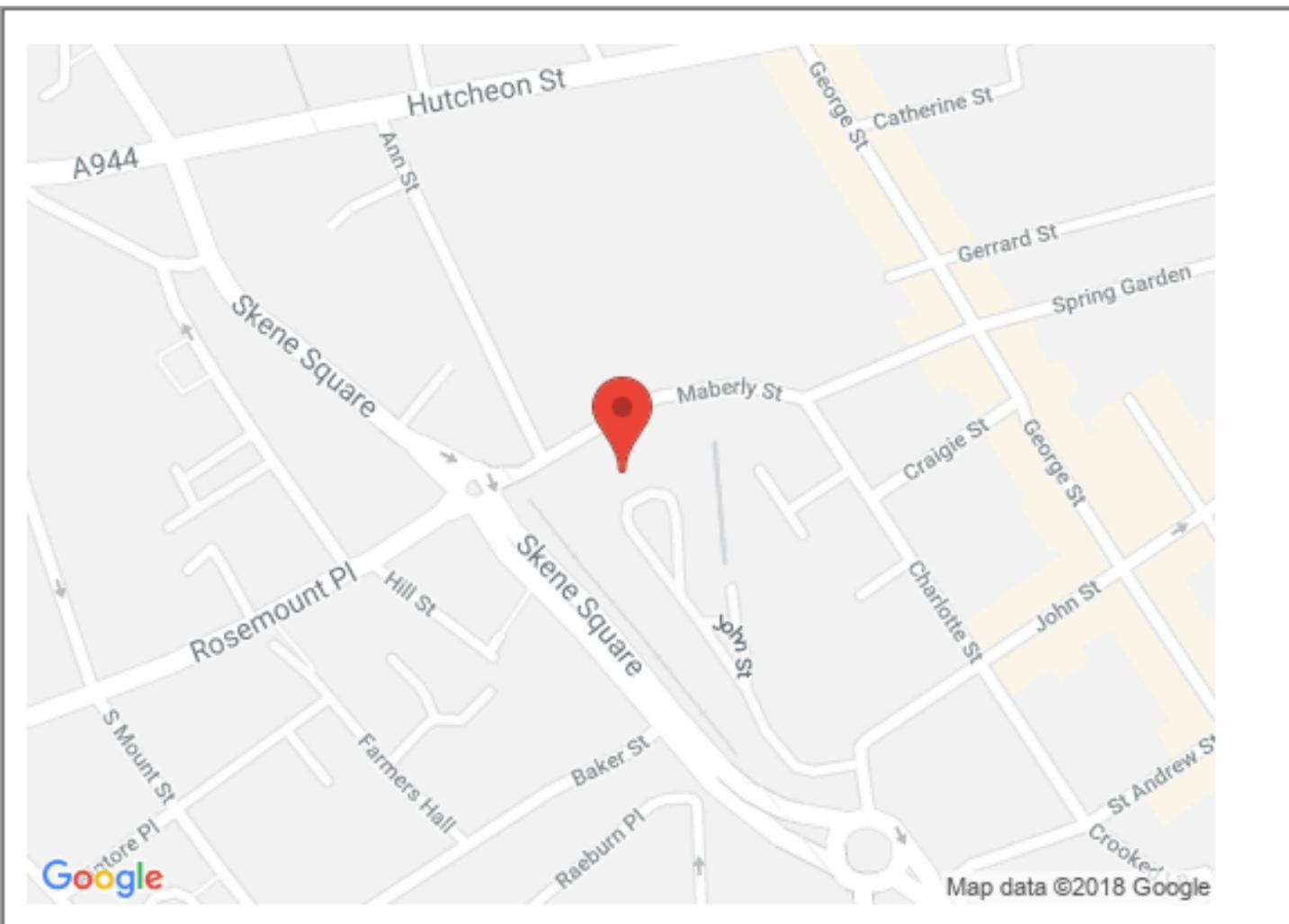


Views



Floorplan

Property location



Directions

Travelling from the rear of the Bon Accord Centre on George Street proceed through three sets of traffic lights and at the fourth set turn left onto Maberly Street. Follow Maberly Street along and The Bastille is the prominent pink building situated on the left hand side.

Location

Maberly Street is situated off George Street, well positioned and within easy walking distance of the city centre via the Bon Accord Centre where there is an excellent range of shopping, recreational and leisure facilities. There is also good public transport 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.