



9 Margaret Street | Aberdeen | AB10 1UJ

Ground Floor Studio Flat

Offers Over £70,000

We are pleased to offer for sale this stylish ground floor studio flat within a desirable city location. The property enjoys a quiet residential street within the heart of the city centre, only a few minutes walk to Union Street being the main thoroughfare of the city. The accommodation has been presented in a stylish and upgraded decor allowing a purchaser to take occupancy with the utmost of ease.

The large room to the front of the property provides space for both lounge and bedroom furnishing being of a fresh neutral decor with attractive laminate flooring. The room also features alcove storage and a double glazed window with shutters.

The kitchen is situated to the rear and has just been newly fitted. There is a range of gloss white base and wall units providing ample storage and work surfaces space along with under counter space for further white goods in addition to the large fridge/freezer and oven with hob which are to be included within the sale. The room features attractive splashback tiling and a lovely outlook over the well maintained rear garden.

The bathroom features a modern white suite comprising a w.c. hand wash basin and shower fitted over the bath. The property additionally offers a well maintained shared rear garden being primarily laid to lawn.

ACCOMMODATION

Lounge/Bedroom
13'9" x 13'7" (4.19m x 4.14m) approx.

Kitchen
12'6" x 8'8" (3.81m x 2.64m) approx.

Bathroom
8'7" x 4'3" (2.62m x 1.3m) approx.

Gas Central Heating

Double Glazing

Rear Shared Garden

EPC Band - D



Lounge/Bedroom



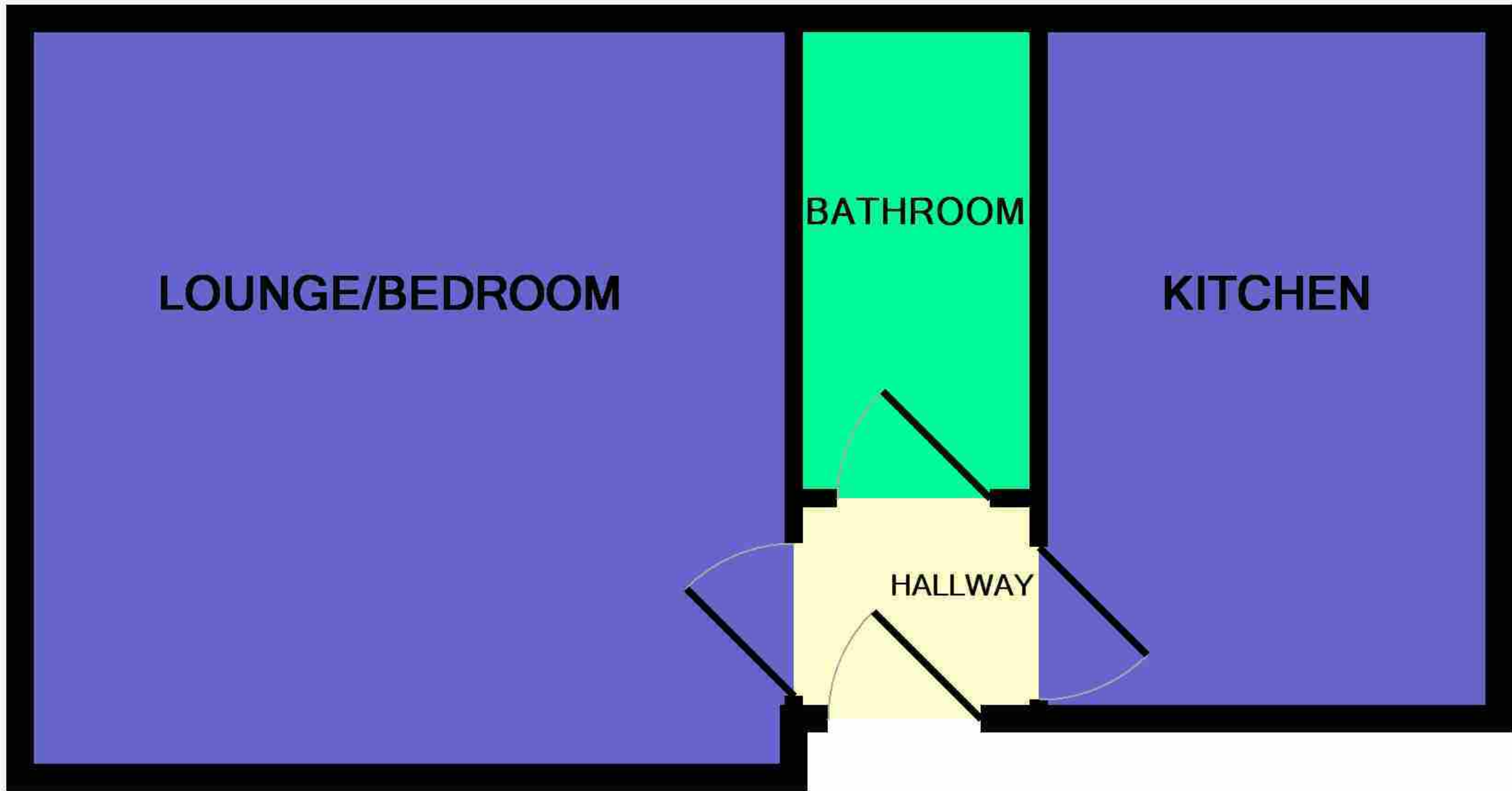
Kitchen



Bathroom

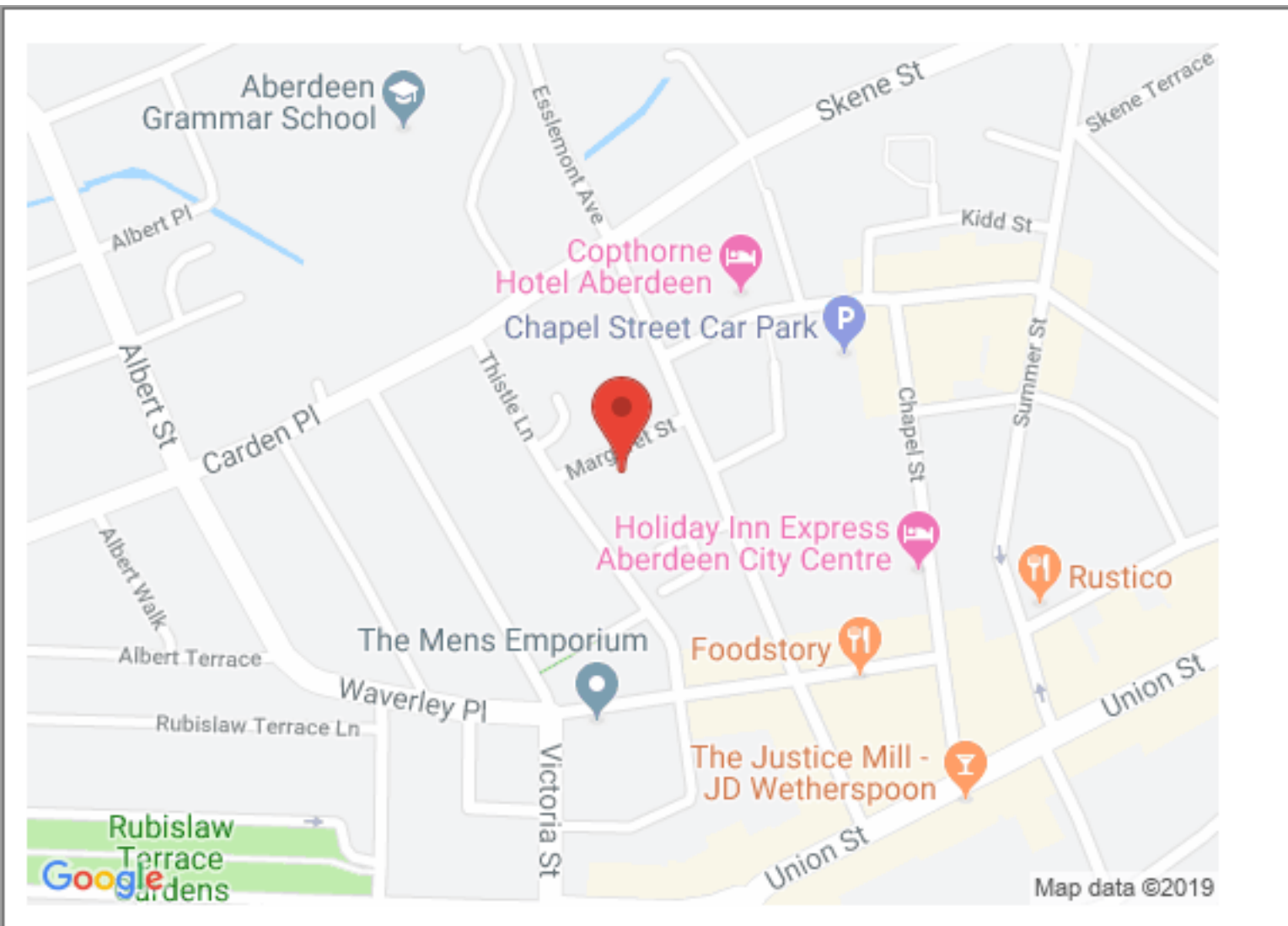


Garden



Floorplan

Property location



Directions Travelling from Union Street turn right onto Rose Street, proceed along Rose Street and Margaret Street is situated on the left hand side, with No 19 located to the end on the left, with the property enjoying a corner situation with Thistle Lane.

Location Margaret Street is situated off Rose Street, well positioned for the excellent range of shopping facilities in the west end and also within easy walking distance of both Bon Accord Centre and Union Square. There are good public transport facilities making many parts of Aberdeen easily accessible from this property and it is ideally placed for the office complexes that are now situated at Justice Mill Lane and Queens Road.

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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.