



29 Ogilvie Buildings | Dee Street | AB11 6FF

One Bedroom Second Floor Flat

Asking Price £18,500

This central one bedroom second floor flat is tucked back to benefit from a quiet aspect yet is only a few minutes walk from many of the city's amenities, offering an excellent opportunity for a first time buyer to enjoy Aberdeen's vibrant city centre.

The flat itself comprises an entrance hallway, lounge/kitchen on open plan, double bedroom and bathroom.

**\*\*PLEASE NOTE THAT PURCHASERS WILL BE REQUIRED TO MEET CRITERIA FOR SHARED OWNERSHIP\*\***

The current occupancy charge is £250.06.

Breakdown as follows:

Factoring	£ 50.83
Building Insurance	£ 9.19
Occupancy	£169.78
Management	£20.26

25% Ownership Share

## ACCOMMODATION

Hallway

Lounge/Kitchen

16'6" x 15'2" (5.03m x 4.62m) approx.

Double Bedroom

16'7" x 12'5" (5.06m x 3.79m) approx.

Bathroom

6'4" x 5'5" (1.93m x 1.65m) approx.

Electric Heating

Double Glazing

EPC Band C



**Lounge/Kitchen**



**Lounge/Kitchen**



**Lounge/Kitchen**



**Lounge/Kitchen**



**Lounge/Kitchen**



**Bathroom**

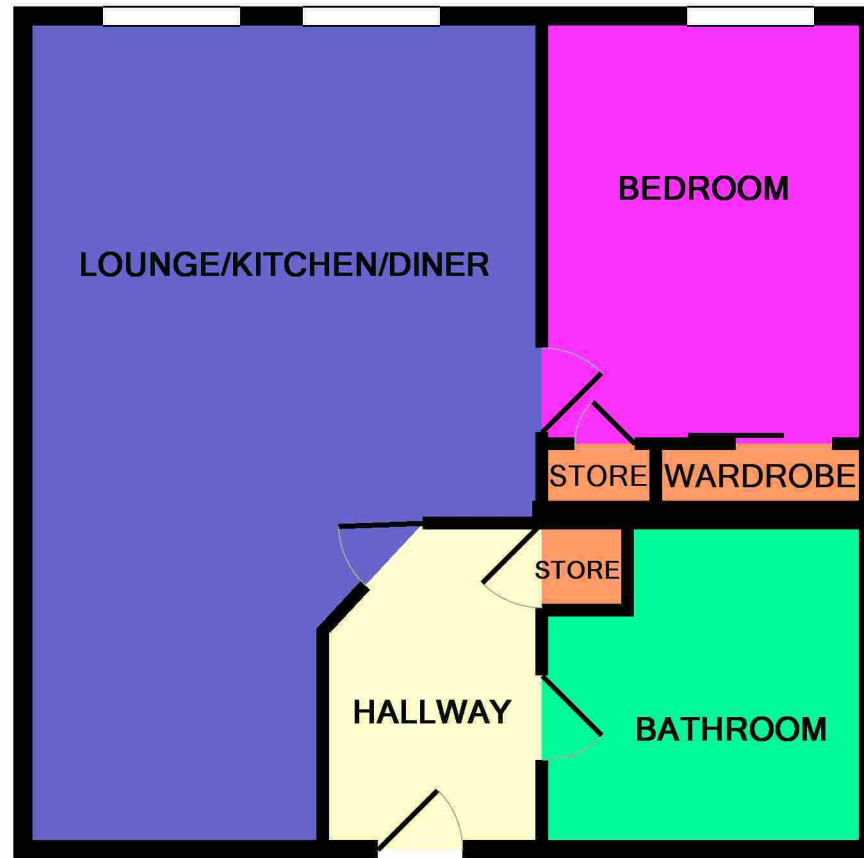




**Bathroom**

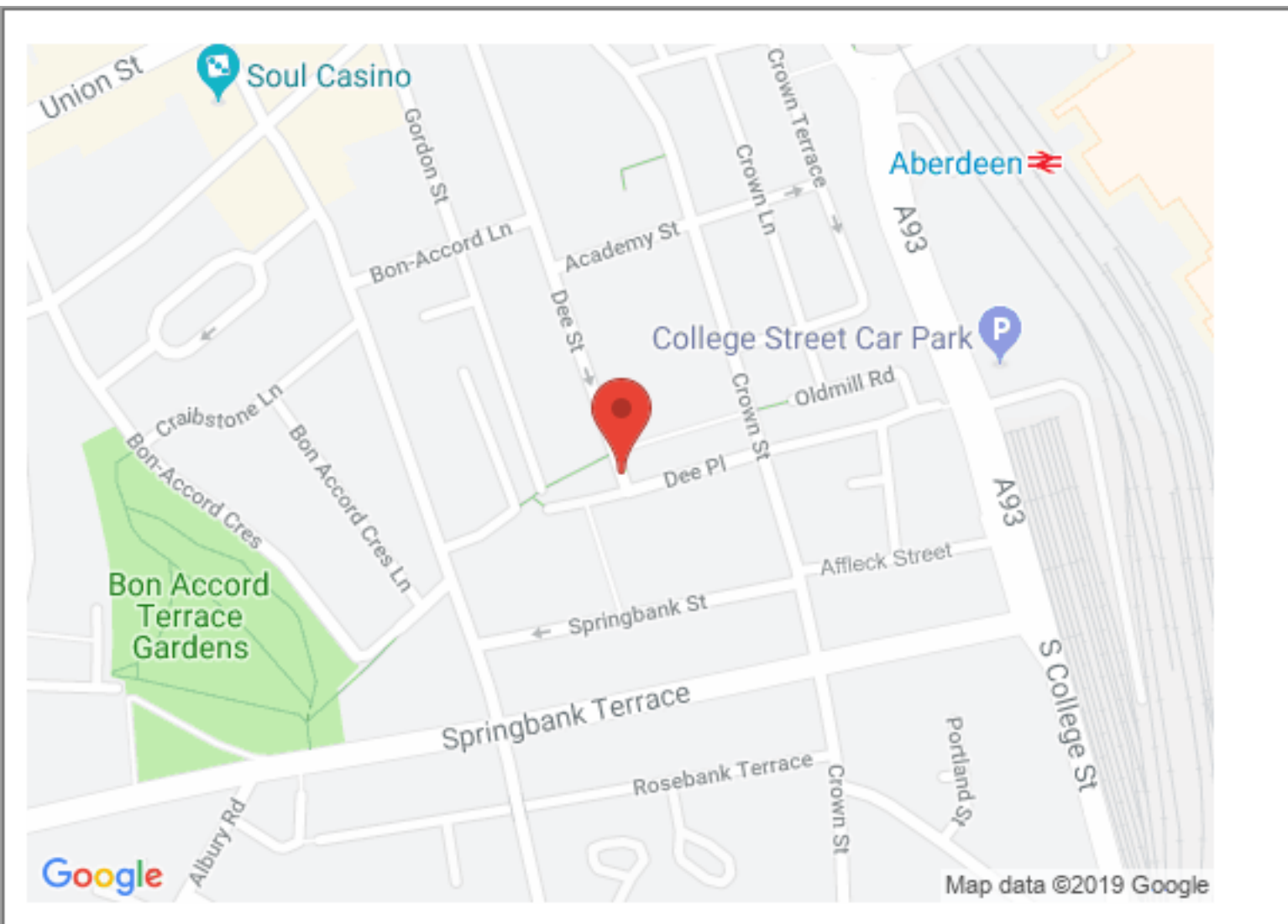


**Hallway**



**Floorplan**

### Property location



### Directions

Travelling east along Union Street, turn right onto Dee Street and the Ogilvie Buildings are the last buildings on your left hand side.

### Location

Dee Street is situated in the heart of the City Centre with the Ogilvie Buildings located to the very end, a quiet location but also within easy walking distance of the many amenities. There are shopping facilities, bars, restaurants and good public transport links nearby, making many areas 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.