



Dee Village 29 Millburn Street | Aberdeen | AB11 6LG

Two Bedroom Ground Floor Apartment

**Fixed Price £147,500**



We are delighted to bring to the market for sale this smartly presented two bedroom ground floor apartment.

This property offers the discerning purchaser a ready to move in desirable home or excellent buy to let opportunity, and an early viewing is highly recommended.

The accommodation is entered through an exterior secure entrance door to the shared hallway, which is well maintained. The flat itself has a reception hallway entered via wooden door into a generous hallway with fresh decor, deep cupboard housing the gas meter, offering excellent storage, security entrance handset. The lounge is a bright, airy room a large window which floods the room with natural light and overlooks the courtyard, presented in neutral tones, with ample space for a variety of free-standing furniture to suit. Generous and stylish kitchen with a good range of maple effect units at floor and eye level, with contrasting marble effect worktop, inset sink and drainer, tiled splashbacks and tiled flooring. The cooker and fridge freezer are all included in the sale, and there is space for a washing machine. Ample space for dining table and chairs. Peacefully located to the front of the property which overlooks the landscaped grounds, this spacious double bedroom benefits from double fitted mirrored wardrobes offering an excellent amount of storage. Bedroom two is again, a nicely proportioned double room presented in light décor, built in double mirrored wardrobe offers excellent storage. The bathroom is appointed with a three piece suite in white, over-bath mains shower, tiling round the wet areas, double mirror wall hung vanity unit is included as part of the sale, extractor fan.

**Outside:** Shared landscaped factored grounds with secure residents' and visitor car parking, which are maintained under the factoring agreement. The agreement includes the use of the private gym, concierge service, and bicycle lock up.

### **UNDER HOME REPORT VALUATION**

#### ACCOMMODATION

##### Lounge

14'6" x 11'3" (4.42m x 3.43m) approx.

##### Dining Kitchen

9'7" x 10'10" (2.92m x 3.3m) approx.

##### Master Bedroom

11'11" x 10'1" (3.63m x 3.07m) approx.

##### Double Bedroom

12'3" x 8'0" (3.73m x 2.44m) approx.

##### Bathroom

7'7" x 6'7" (2.31m x 2.01m) approx.

##### Gas Central Heating

##### Double Glazing

##### EPC Band - C

Included in the price are the white good, fitted floor coverings, curtains, blinds and light fittings.



**Lounge**



**Lounge**





**Dining/Kitchen**



**Dining/Kitchen**



**Master Bedroom**





**Master Bedroom**





**Double Bedroom**



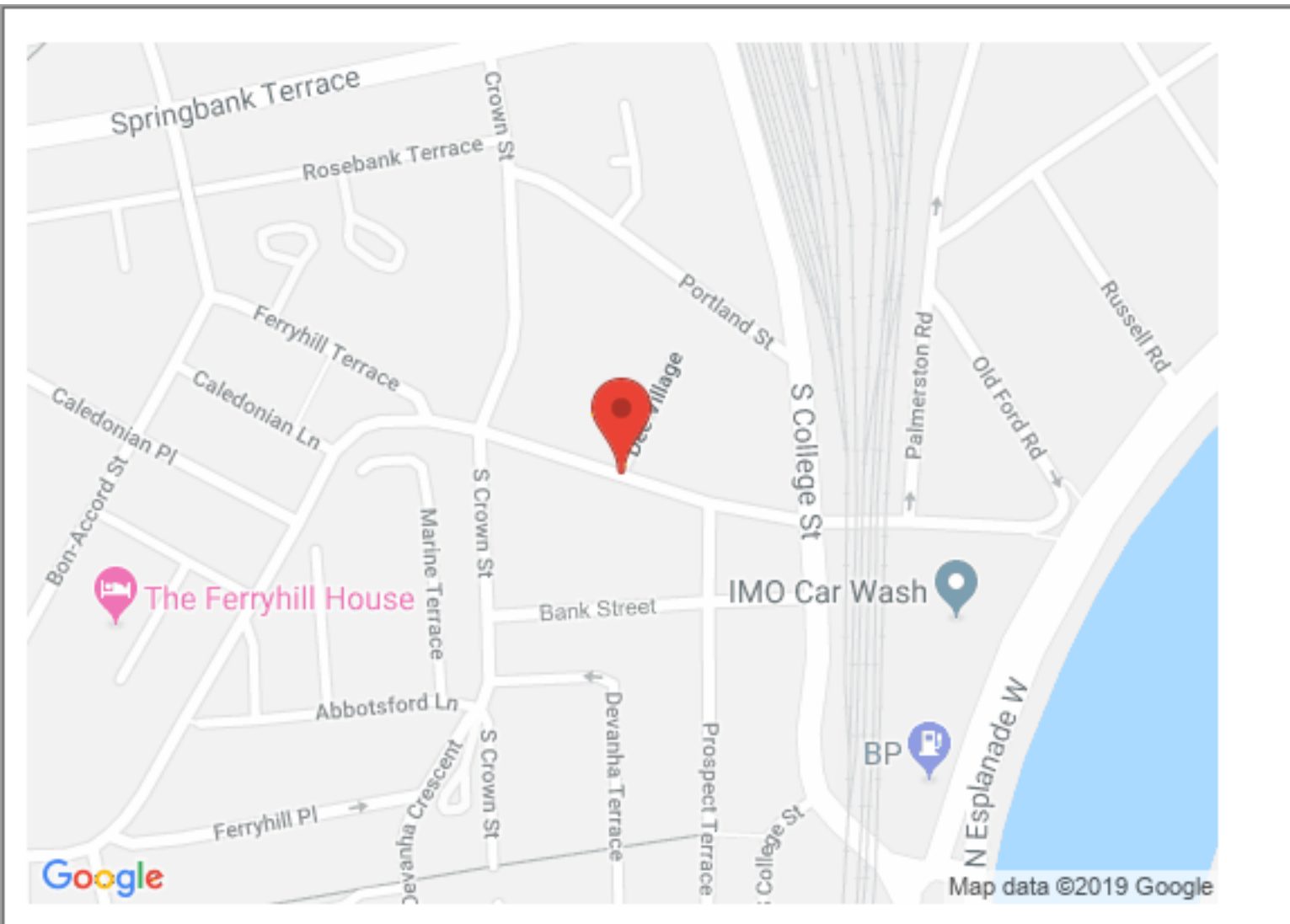
**Bathroom**





**Courtyard**

### Property location



**Directions:** From Union Street, turn onto Crown Street and continue along to the end of this long street, where you will take a left at the traffic lights onto Millburn Street. Dee Village is on the left hand side.

**Location** Forming part of this stylish development, and in a particularly pleasing location in the very popular area of Ferryhill, this modern property is set within well maintained landscaped grounds and includes secure private resident's parking, (such an asset in the city centre), as well as plentiful visitor parking and boasts a resident's shared gymnasium. Ideally located for an easy commute to the industrial estates of Altens, Tullos, or Portlethen, as well as being a ten minute walk from the city centre, railway station and Union Square shopping centre with it's cinema multi-plex. Most notably the property is ideally, located and within easy reach of the RGU campus, and the famed Duthie Park.

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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.