



101 Constitution Street TF | | AB24 5ET

Three Bedroom Top Floor Flat

Offers Over £125,000

We are pleased to offer for sale this three bedroom top floor flat in the most convenient of city locations. The property offers generous accommodation throughout, having previously been occupied as an HMO rental, proposing fantastic options for a buy to let investor along with a range of potential purchasers.

The property occupies the entire top floor, allowing access via a separate private staircase from the first floor. The accommodation itself comprises firstly of a generous lounge allowing space for a range of free standing furniture whilst also leading to the kitchen. The kitchen itself has been fitted with a wide range of base and wall units allowing plentiful storage and work surface space along with a host of white goods such as the fridge/freezer, washing machine, oven with hob and tumble dryer which are all to remain as part of the sale. The kitchen also offers a spacious dining area, being a much sought after feature for this style of property.

The property further offers three double bedrooms, all of which can easily accommodate a variety of furniture. The larger two bedrooms offer fantastic fitted storage behind sliding wardrobe doors.

The bathroom has been fitted with a modern white suite comprising a w. c., hand wash basin and shower over bath. Further useful storage is provided in the hallway.

To the rear is the shared communal garden which is primarily laid to lawn. The property also features storage in a private cellar.

Lounge
14'3" x 11'7" (4.34m x 3.53m) approx.

Kitchen
11'6" x 11'1" (3.51m x 3.38m) approx.

Double Bedroom
10'1" x 6'9" (3.07m x 2.06m) approx.

Double Bedroom
11'6" x 10'1" (3.51m x 3.07m) approx.

Double Bedroom
11'6" x 9'6" (3.51m x 2.9m) approx.

Bathroom
7'7" x 5'3" (2.31m x 1.6m) approx.

Electric Heating

Double Glazing

Rear Garden

EPC Band D



Lounge



Dining Kitchen



Dining Kitchen



Double Bedroom One



Double Bedroom Two



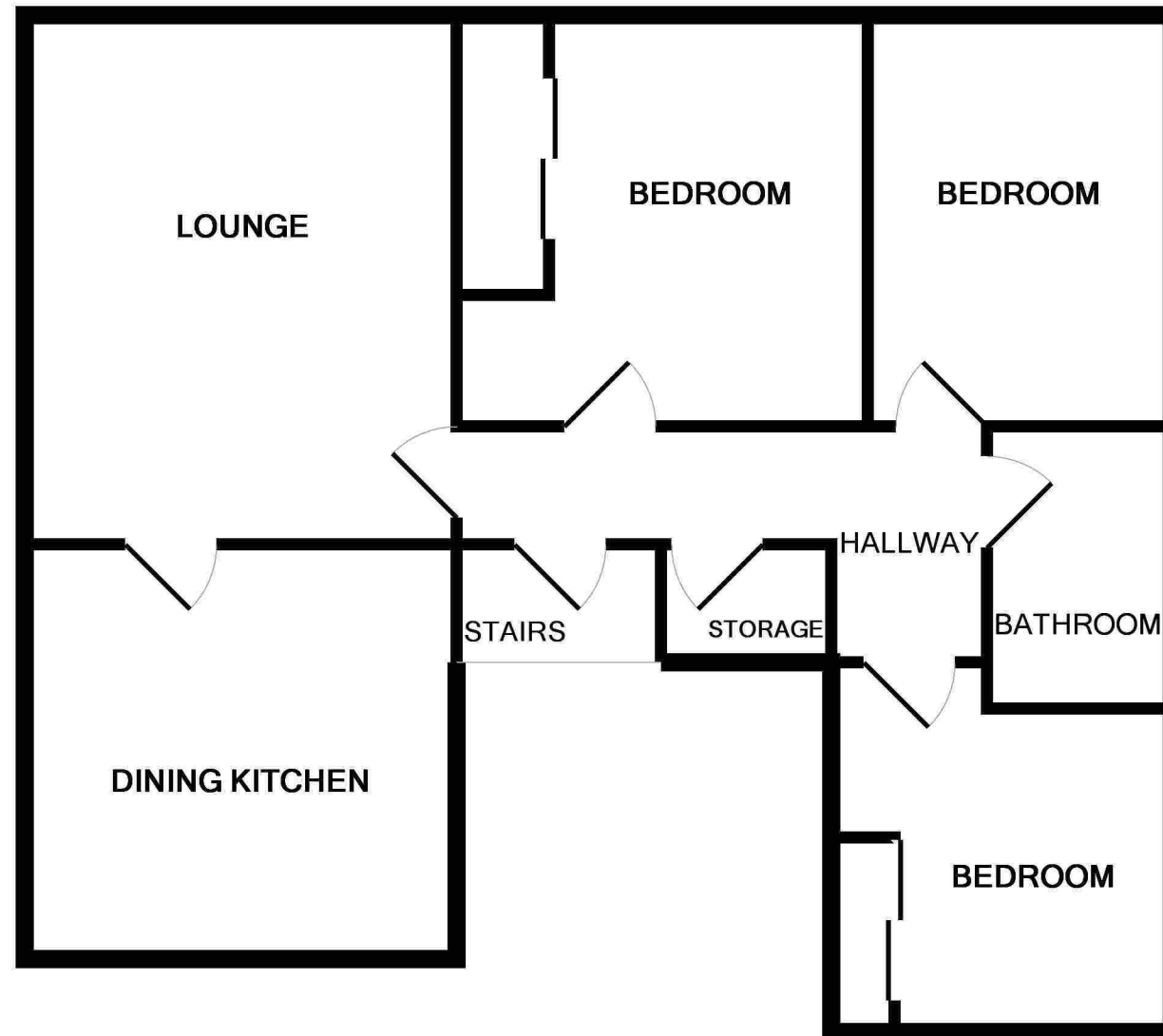
Double Bedroom Three



Bathroom



Rear



Floorplan

Property location



Directions:

Travelling from Union Street continue east onto King Street and at the first set of traffic lights turn right onto East North Street. At the roundabout continue straight onto The Boulevard and at the first set of traffic lights turn left onto Links Road and then left again onto Constitution Street. The property is situated on the left hand side

Location:

Constitution Street is situated and enjoys the best aspect for Aberdeen Beach with its many recreational and leisure facilities. It is also ideally located for the city centre with its range of shopping, recreational and leisure facilities. There are good public transport facilities making many parts of Aberdeen easily accessible from this property. It is also popular for those studying at Aberdeen University.

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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.