



533 Great Western Road | Aberdeen | AB10 6PE

Three Bedroom Double Upper Apartment

Offers Over £149,000

We have pleasure in offering for sale this most attractive, three double bedroom double upper apartment in the prime location within the highly desirable Mannofield area of the city.

Sharing a front entrance with only one other property, this unique home offers a spacious level of tastefully presented accommodation spanning two floors.

Benefitting from gas central heating with combination boiler, large double glazed windows providing a good flow of natural light, and generous built-in storage, this property is not to be missed!

For further convenience is the extensive, partially floored loft space, which provides additional storage facilities.

On the first floor level, the entrance hall provides access to the tastefully presented lounge with double, front facing windows and ample space for dining furniture.

The modern kitchen is fitted with a comprehensive range of white high-gloss cabinets and overlooks the rear of the property. Completing this floor is the cloakroom featuring two-piece white suite.

On the upper floor there are three spacious bedrooms, two of which benefit from large built-in wardrobes, and a fully tiled marble-style bathroom fitted with white 3-piece suite and over-bath shower.

First Floor

Lounge

18'10" x 12'6" (5.74m x 3.81m) approx.

Kitchen

12'4" x 7'4" (3.76m x 2.24m) approx.

Cloakroom

6'5" x 3'6" (1.96m x 1.07m) approx.

Second Floor

Bedroom 1

18'6" x 9'2" (5.64m x 2.79m) approx.

Bedroom 2

12'3" x 8'9" (3.73m x 2.67m) approx.

Bedroom 3

9'5" x 9'4" (2.87m x 2.85m) approx.

Bathroom

6'2" x 5'6" (1.88m x 1.68m) approx.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



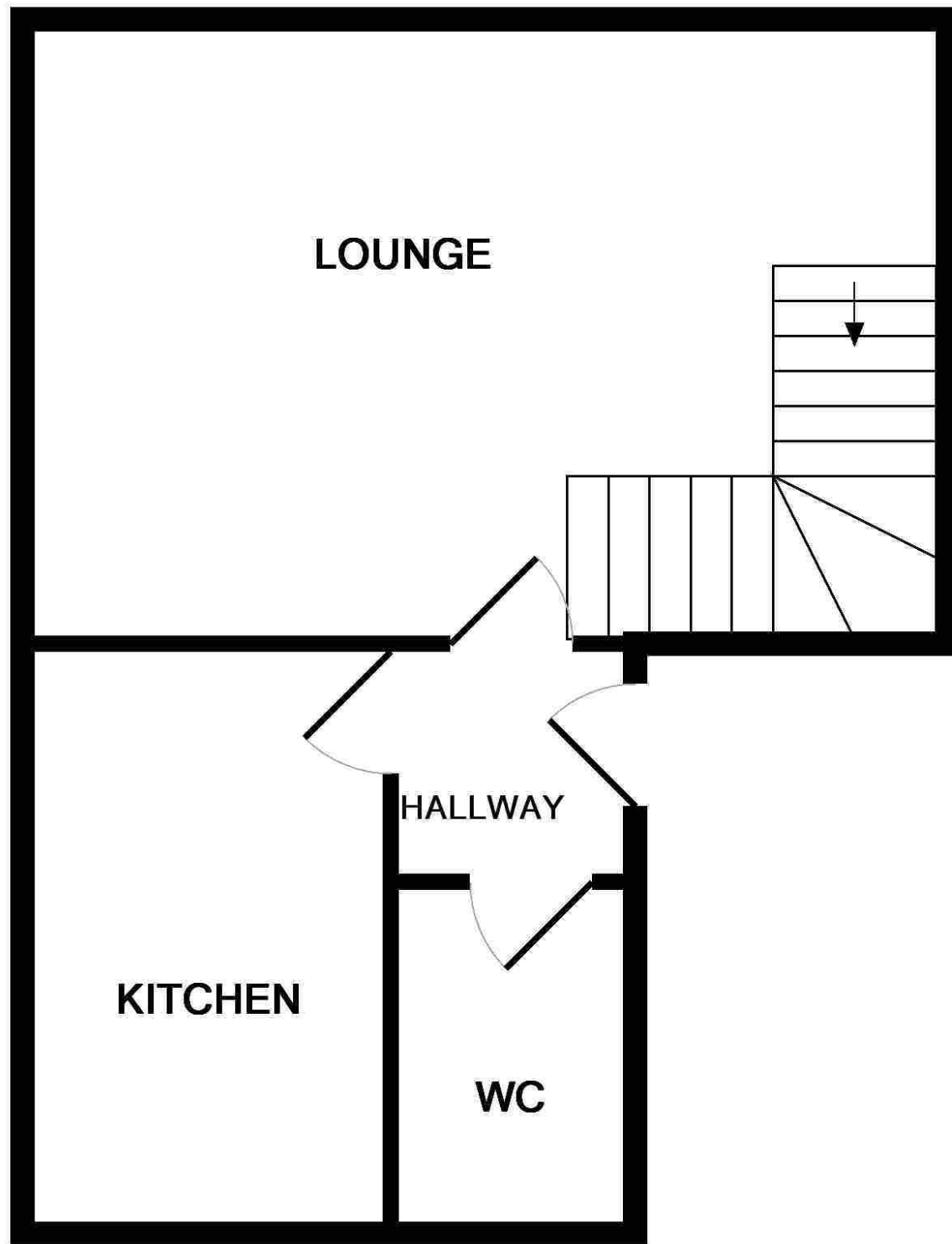
Kitchen



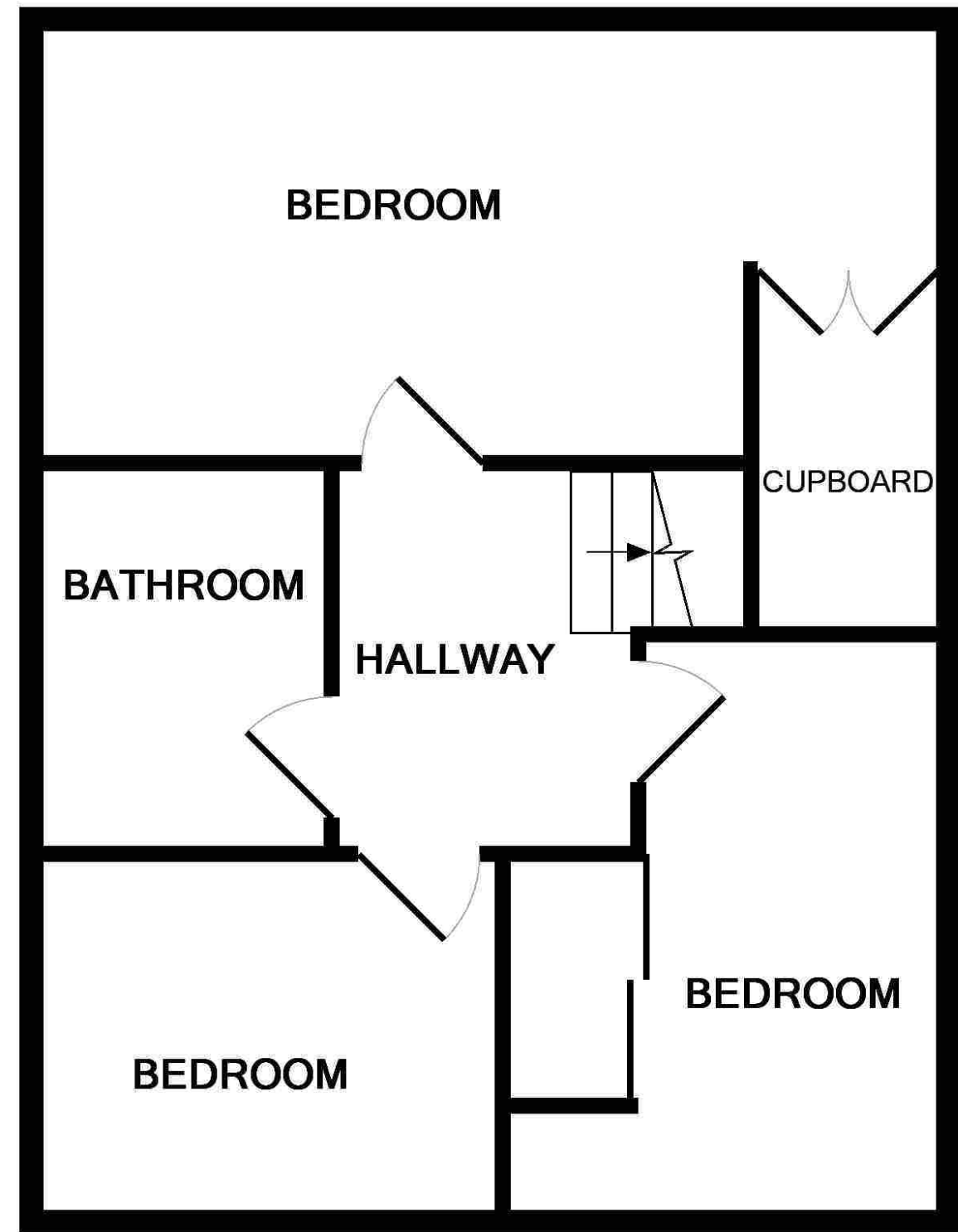
Bedroom 1



Bathroom



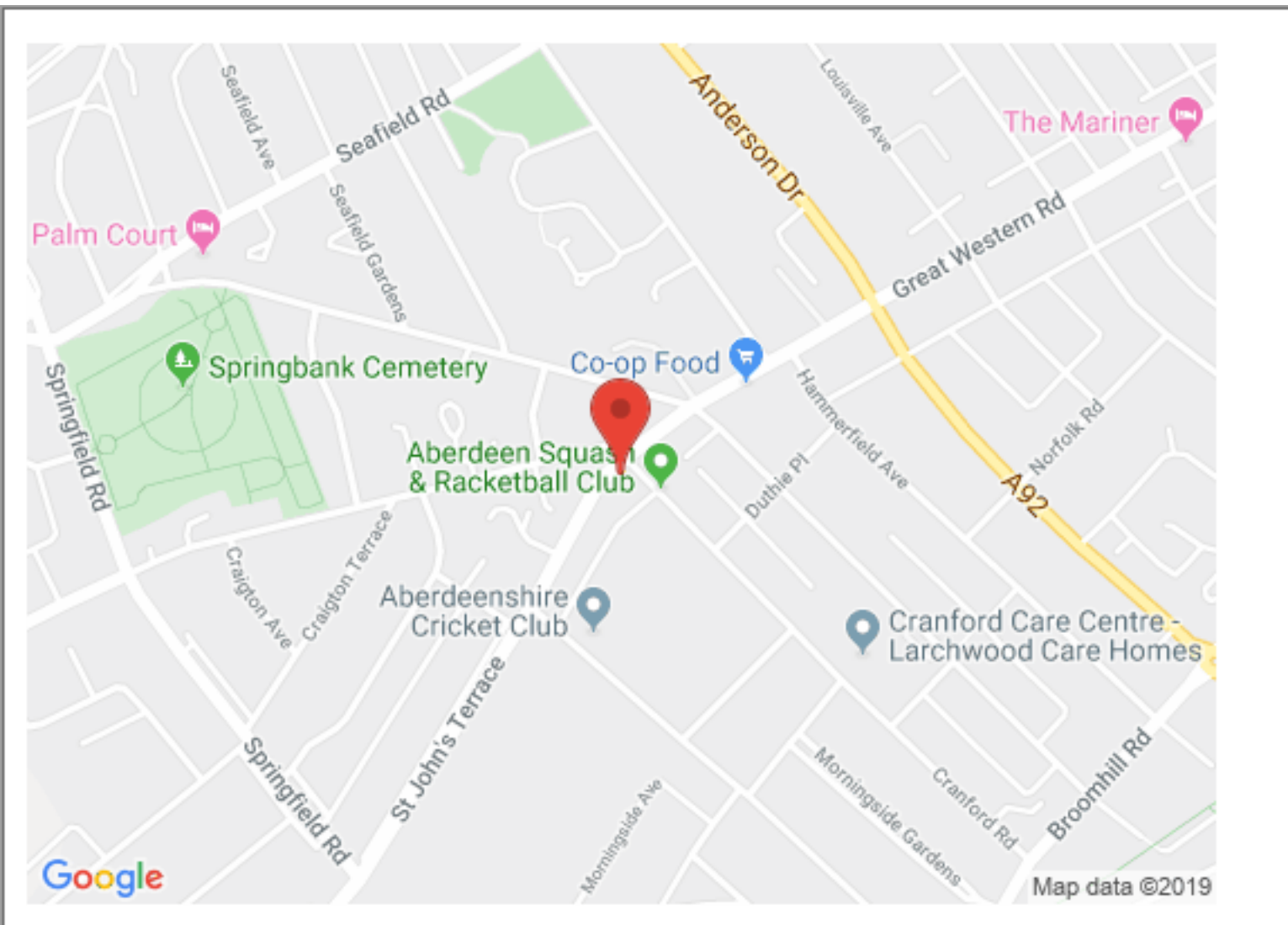
GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions:

From the west end of Union Street turn onto Holburn Street at the traffic lights. Turn right at the next set of traffic lights onto Great Western Road and follow the road almost to the end. Number 533 is located a short distance past the shops at Mannofield, just beyond the entrance to Cranford Road.

Location:

The property enjoys a prime location within the sought after and established Mannofield area of the city, well served by excellent amenities and within easy reach of the city centre by car or public transport. Local amenities include a range of shops and businesses serving everyday needs, leisure and recreational activities, community facilities, reputable primary and secondary schools. The city's main arterial route is nearby, ensuring ease of access to Aberdeen Hospitals Complex and the oil related offices at Hill of Rubislaw, Robert Gordon University's Garthdee Campus, and the retail outlets and leisure facilities at Bridge of Dee.

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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.