



30 Margaret Place | Aberdeen | AB10 7GB

Two Bedroom Flat in Modern Residential Development

**Offers Over £139,995**



Conveniently located within a short distance from both the City Centre and the Robert Gordon University, we are delighted to offer for sale this two bedroom flat.

The building benefits from a telephone security entrance system and well maintained communal stairwell.

Upon entering the property, there is a welcoming entrance vestibule which opens into the hall, which gives access to each of the rooms within the property.

The lounge benefits from easily maintained laminate flooring, with a window offering a pleasant view to the former Aberdeen Railway Line, which is now a popular footpath for those who wish to enjoy a quiet and scenic walk.

The breakfasting kitchen is of modern decor, and is fitted with a range of wall, base and drawer units, with a stainless steel sink and drainer.

The first of the bedrooms is a spacious room, also enjoying an outlook to the rear. There is a double wardrobe, fitted with mirrored sliding doors, providing ample storage of both shelving and hanging space.

The second bedroom is again rear facing and has a recessed area providing further room for free standing furniture.

The bathroom is tastefully decorated with modern aqua panelling and white suite, an over-bath electric shower, heated towel rail and shaving point.

The property has a private parking space and externally, the landscaped area is well-maintained.

ACCOMMODATION

- Lounge  
13'1" x 13'0" (3.99m x 3.96m) approx.
- Kitchen  
13'1" x 9'4" (3.99m x 2.85m) approx.
- Bedroom 1  
12'5" x 9'4" (3.79m x 2.85m) approx.
- Bedroom 2  
11'4" x 10'9" (3.46m x 3.28m) approx.
- Bathroom  
7'3" x 5'9" (2.21m x 1.75m) approx.

Allocated Parking

Gas Central Heating

Double Glazing

EPC Band C



**Lounge**





**Kitchen**





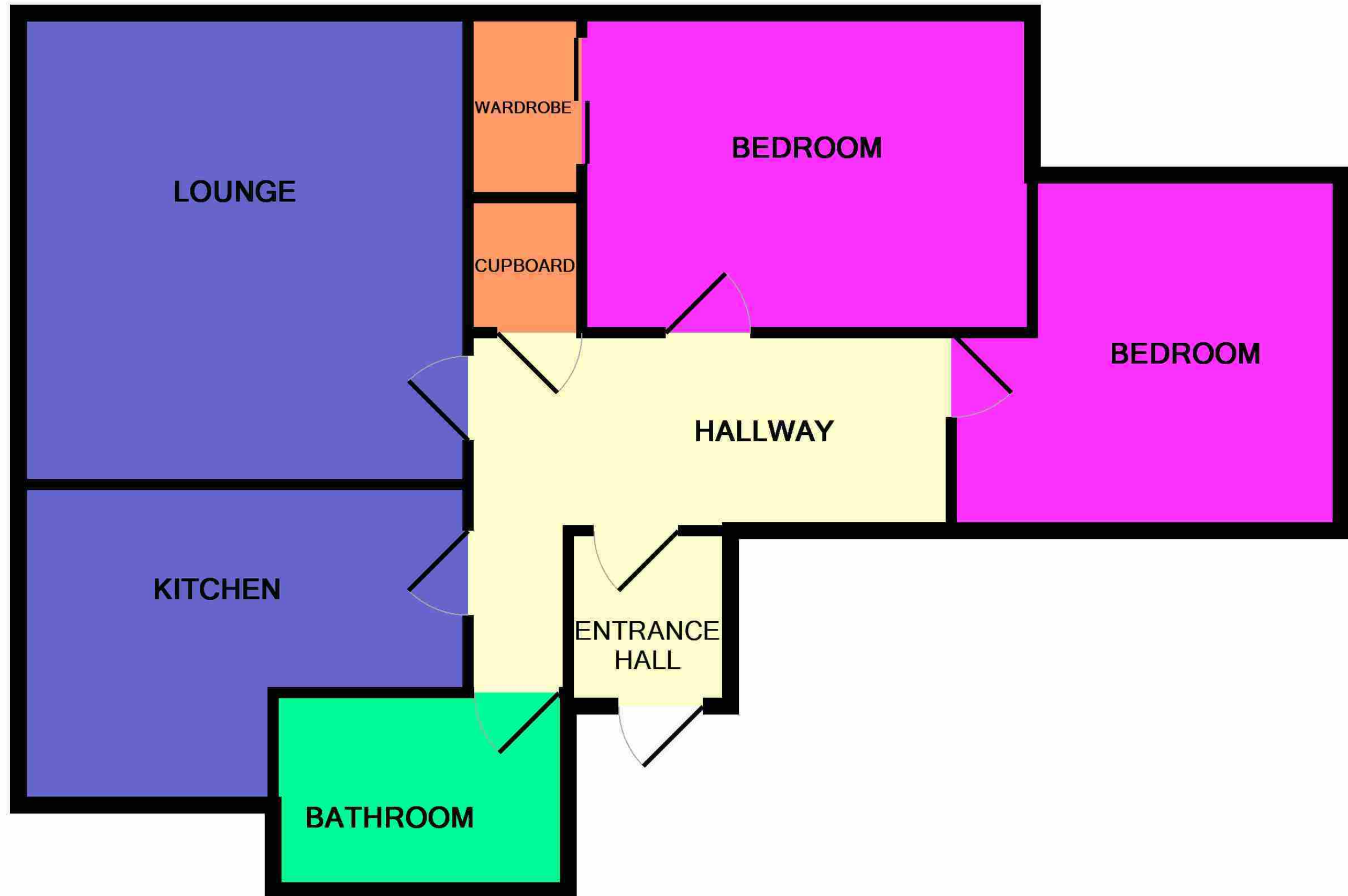
**Bedroom**





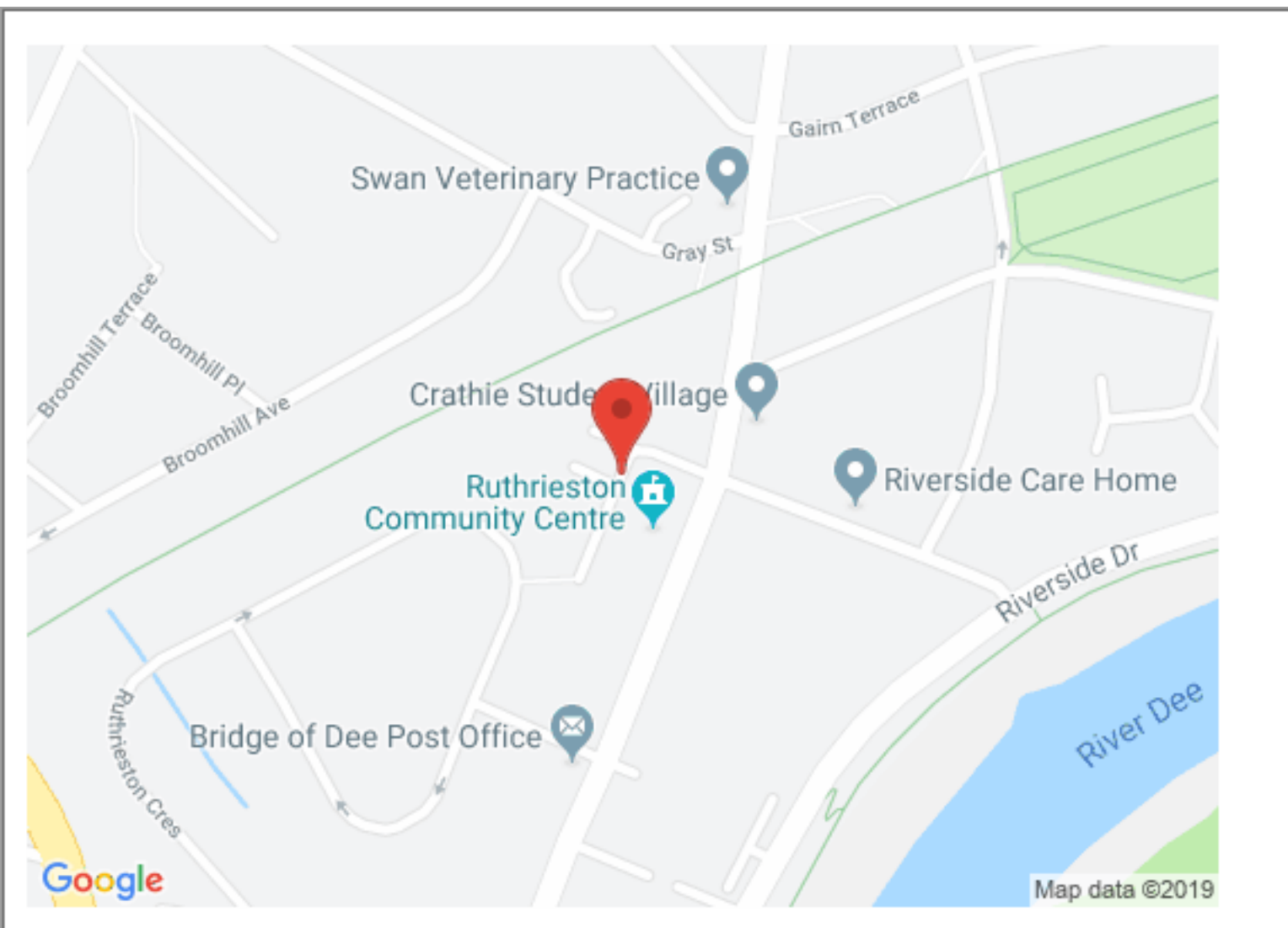
**Bathroom**





**Floorplan**

### Property location



Directions: Proceed from the west end of Aberdeen's Union Street down towards Holburn Street. Continue past the second roundabout and Margaret Place is the fifth turning on the right.

Number 30 is located through the first pend.

Location: Margaret Place is situated just off of Holburn Street an area is well served by local shops, supermarkets and public transport facilities. The location is close to the Aberdeen ring road and offers easy access to most parts of the city. The Robert Gordon University Campus is also situated nearby, as is the Duthie Park with its many attractions including the Winter Gardens.

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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.