



35 Trinity House | Aberdeen | AB11 5AA

One Bedroom Third Floor Flat

Fixed Price £71,450

We are pleased to offer for sale this one bedroom third floor flat in the most convenient of city centre locations. The property has been recently decorated throughout, undoubtedly offering the ideal purchase for a potential first time buyer or buy to let investor. The property enjoys a top floor position within the building which is serviced by a lift and can be accessed from both Trinity Quay and Shiprow.

The property firstly comprises of a spacious lounge situated to the rear of the flat which has been finished in a pleasant neutral decor and allows space for a wide range of free standing furniture. The kitchen has been fitted with a range of base and wall units providing storage along with the white goods such as the washing machine, oven with hob and fridge/freezer to be included within the sale price. The room also provides space for dining along with a useful storage cupboard and has been fitted with velux windows.

The double bedroom is a bright room which again offers space for a variety of furniture with the added benefit of a storage cupboard. The shower room has been fitted with a white suite comprising a w.c., wash hand basin and enclosed shower cubicle.

The property is ideally situated for the city centre being only a few steps from the Union Square shopping and entertainment centre along with Aberdeen's main thoroughfare street, Union Street. There are a huge range of local amenities, restaurants and transport links nearby

ACCOMMODATION

Kitchen

12'1" x 7'2" (3.68m x 2.18m) approx.

Lounge

14'3" x 11'4" (4.34m x 3.46m) approx.

Double Bedroom

11'2" x 8'2" (3.4m x 2.49m) approx.

Shower Room

7'3" x 4'9" (2.21m x 1.45m) approx.

Electric Heating

Double Glazing

Security Entrance System

Communal Lift

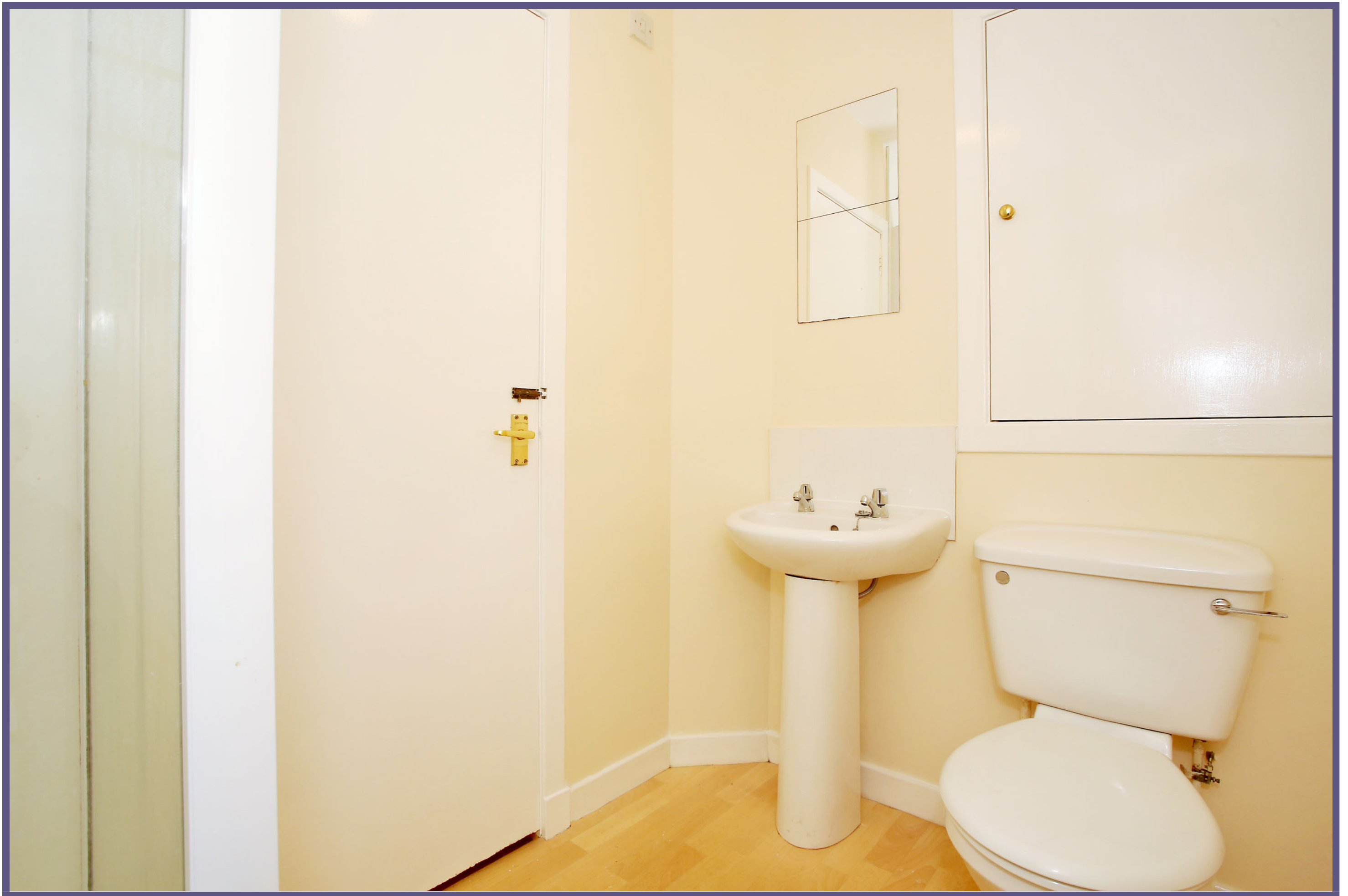
EPC Band - C



Kitchen



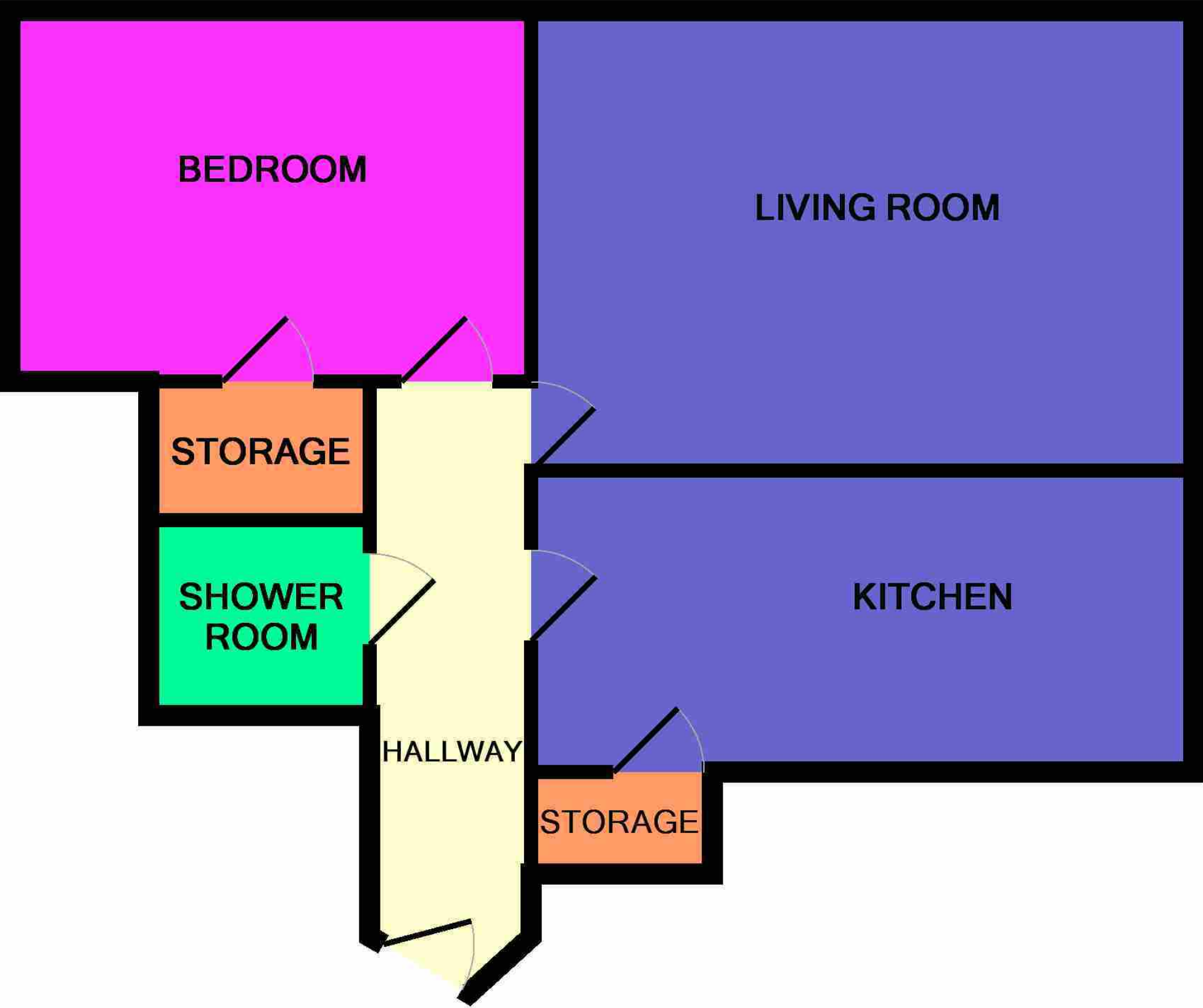
Double Bedroom



Shower Room



External



Floorplan

Property location



Directions: Travelling west on Union Street, turn left onto Market Street and then left onto Trinity Quay. The property is located a short distance along on the left hand side.

Location: Trinity Quay is situated in the heart of the city centre, a great location from which to benefit from the wide range of amenities on offer within Aberdeen's city centre. A range of shopping centres, pubs, restaurants and leisure facilities are within short walking distance, as are the train and bus stations.

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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.