



150B Hutcheon Street | Aberdeen | AB25 3RX

One Bedroom Ground Floor Flat

Offers Over £68,000

We are delighted to offer for sale this immaculately presented one bedroom ground floor flat in a convenient city centre location. The property has been recently refurbished throughout and is of a clear high decorative order with close attention to detail having been paid. In its current condition, the property would allow a purchaser to take occupancy with the utmost of ease and convenience truly being in a walk in condition. Undoubtedly the sale offers an ideal opportunity for a variety of discerning buyers such as a first time buyer or buy to let investor.

The accommodation comprises of a welcoming entrance hallway providing access to all accommodation with the property being ideally situated to the rear of the building enjoying a pleasant outlook over the shared rear garden and helping to avoid any excess street noise. The kitchen/lounge provides ample space for lounge furnishings along with plentiful storage and work surface space including appliances such as the fridge, oven and electric hob which are all to be included within the sale price.

The double bedroom is finished in a neutral decor and permits plentiful space for bedroom furniture. The bathroom is fitted with a white suite comprising a w.c. hand wash basin and shower over bath. The property further benefits greatly from a private well maintained storage cupboard in the communal hallway currently fitted with a washing machine and freezer which are also to remain as part of the sale.

ACCOMMODATION

Lounge/Kitchen
14'5" x 10'4" (4.4m x 3.15m) approx.
Double Bedroom
12'8" x 6'3" (3.86m x 1.91m) approx.
Bathroom
8'2" x 5'9" (2.49m x 1.75m) approx.

Gas Central Heating

Double Glazing

Rear Garden

Private Cupboard in Hallway

To be sold inclusive of all white goods, floor coverings and light fittings

EPC Band - D



Lounge/Kitchen



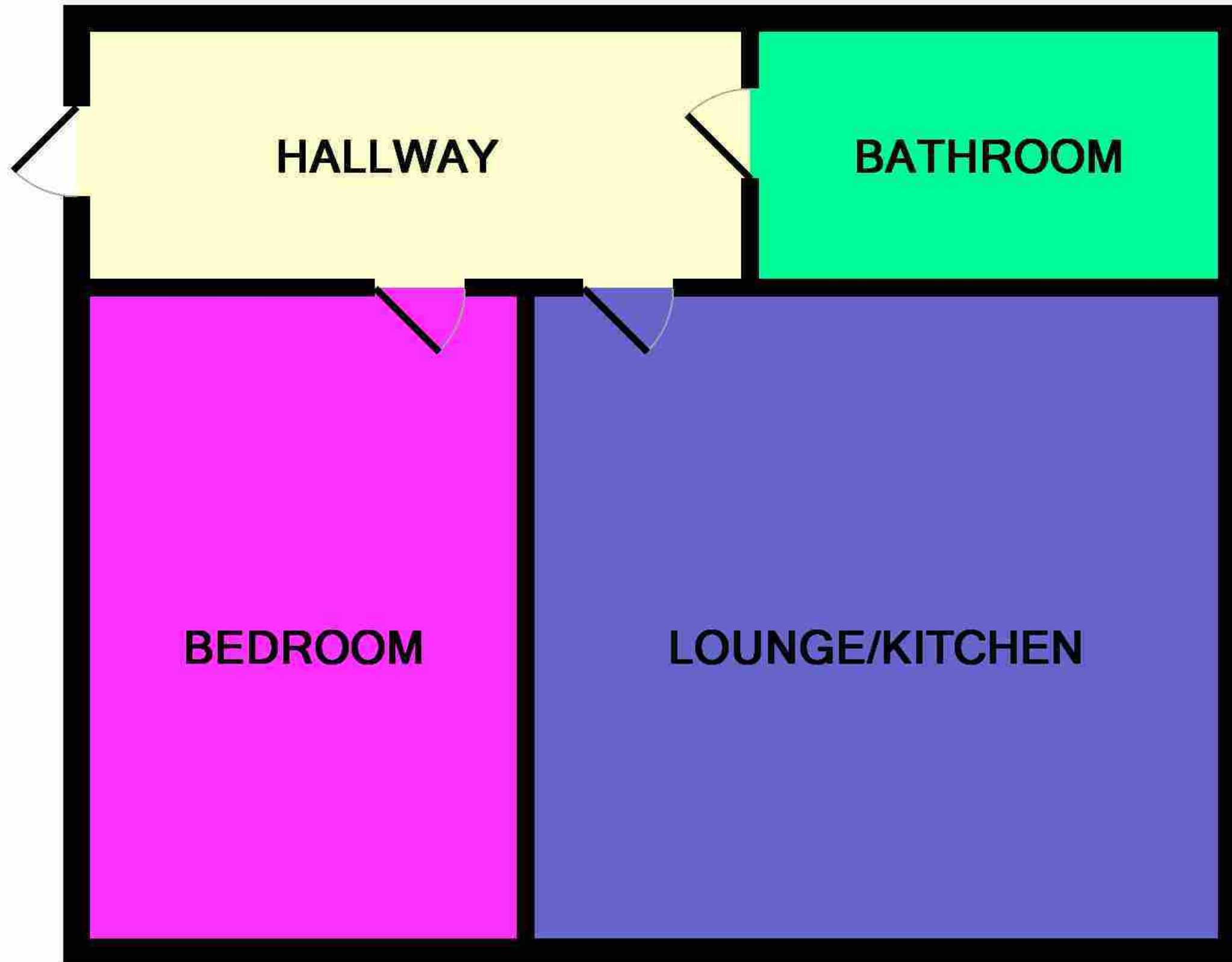
Lounge/Kitchen



Bathroom

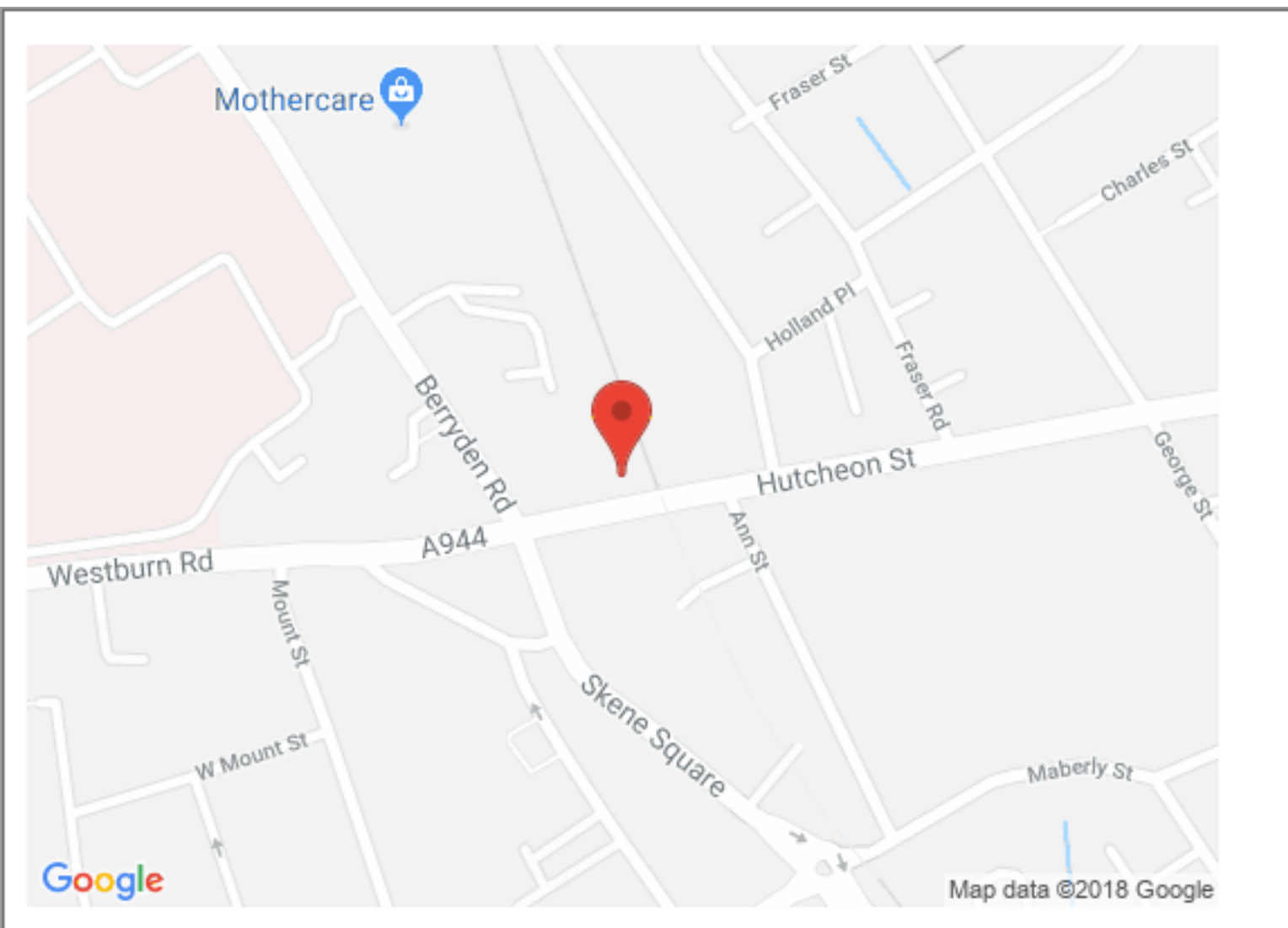


Double Bedroom



Floorplan

Property location



Directions: Travelling from the city centre via the rear of the Bon Accord Centre continue through three sets of traffic lights and at the fourth set turn left onto Hutcheon Street. No. 150 is situated on the left hand side.

Location: Hutcheon Street is well positioned for easy access to Aberdeen Royal Hospital complex. It is also ideally placed for Aberdeen University and the city centre with its many recreational and leisure facilities. There is a range of local amenities and within walking distance is the Rosemount area with a further range of shops. Public transport facilities are readily available making many parts of the city easily accessible from this property.

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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.