



Flat 21, The Bastille, 75 Maberly Street,
Aberdeen, AB25 1NL

**ledingham
chalmers**
estate agency



Hallway



Kitchen / Lounge

Flat 21, The Bastille, 75 Maberly Street, Aberdeen, AB25 1NL

One bedroom executive apartment

- Convenient location with local amenities nearby
- Within close proximity to both Universities and College
- Brand new carpets throughout
- Security Entry System
- Residents Parking
- Spacious Kitchen and Lounge on open plan aspect



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this well presented one bedroom executive apartment situated on the second floor of an impressive building converted in 1995 to create stylish apartments.

The apartment offers well proportioned accommodation which benefits from storage/panel heating, double glazing, has a security entry system and the benefit of lift access to all floors. The development is particularly well maintained, covered by a factoring arrangement which is in place and the flat enjoys its own designated underground parking space.

Upon entering, the reception hall is spacious, newly carpeted and leads to all the accommodation. The hall boasts excellent storage with a large shelved walk-in cupboard and a further built-in cupboard.

The pleasant lounge is set on open plan with the dining room/kitchen and enjoys two full length windows located to the front finished with Parisian style balconies. The room has an exceptionally spacious feel with high ceiling and picture rail completed with laminate flooring. The kitchen area is separated from the lounge/dining room via a peninsular unit, has a further selection of base and wall units, contrasting work surfaces and tiled splashback. The kitchen incorporates a range of appliances, all of which are included as part of the sale.

The double bedroom is exceptionally spacious, features sliding mirror door wardrobes and again has a full length window to the front finished with a Parisian style balcony. The room is decorated in neutral tones with a brand new carpet in place.

Completing the internal accommodation, the bathroom has a three piece white suite with shower located over bath and is finished with tiled walls.



Bedroom



Bathroom

Accommodation and plans

Lounge / Kitchen	16'8" x 18'0"	5.08m x 5.49m
Bedroom	11'5" x 17'3"	3.48m x 5.26m
Bathroom	7'7" x 6'0"	2.31m x 1.83m



Directions

Travelling from the west end of Aberdeen city centre proceed onto Rose Street continuing onto Esslemont Avenue and at the lights at the T-junction with Rosemount Place take a right onto Rosemount Place. Continue to the bottom of Rosemount Place straight over the Skene Square roundabout and The Bastille is situated on the right hand side.

Location

Maberly Street is situated off George Street, well positioned and within easy walking distance of the city centre via the Bon Accord Centre where there is an excellent range of shopping, recreational and leisure facilities. There is also good public transport making many parts of Aberdeen easily accessible from this property.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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AB10 1HA

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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 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.