



Flat C, 181, George Street, Aberdeen, AB25 1HX

Offers Over £67,500

K Allan Properties are delighted to present this second floor apartment to the market. The property is positioned in the centre of Aberdeen, which is within walking distance to Aberdeen Grammar School, North East College, Robert Gordon's College and several local amenities.

The property comprises of 1 bedroom, a spacious living room, kitchen with dining area, bathroom and two large storage cupboards.

This property may appeal to investors.

ENTRANCE HALL 2'11" x 5'8" (0.88 x 1.72)

The neutrally decorated entrance hall is positioned centrally within the property and provides access to the living room, bathroom and bedroom.

LIVING ROOM 11'6" x 12'0" (3.5 x 3.67)

Positioned to the front of the property is a neutrally decorated living room which leads onto the kitchen.

KITCHEN 11'4" x 7'0" (3.46 x 2.14)

The kitchen is positioned to the rear of the apartment and comprises of white wall and base units along with space for a cooker, washing machine and fridge freezer.

BEDROOM 6'10" x 9'10" (2.08 x 2.99)

Positioned to the front of the property is a spacious double bedroom with built in wardrobe space.

BATHROOM 4'2" x 7'7" (1.28 x 2.31)

Positioned to the right of the the property, the bathroom comprises of a shower cubicle, w/c and wash hand basin.

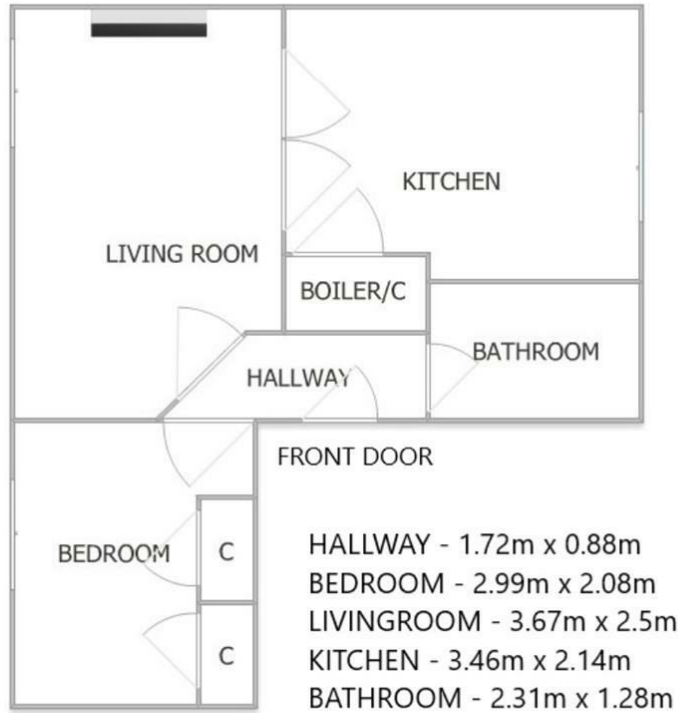
ADDITIONAL INFORMATION

Floor space - Approx. 38sqm

Heating - Electric panel heaters

Age - Circa 1900's

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

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