

1/L 21 Allan Street

ABERDEEN, AB10 6HN



*TWO-BEDROOM
FIRST-FLOOR FLAT*



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1st Floor Left Allan Street is a two-bedroom first-floor dwelling presented to the market in excellent condition and available for immediate possession only 7 minutes from Garthdee Retail Park by car or 15 minutes on foot to Union Street.

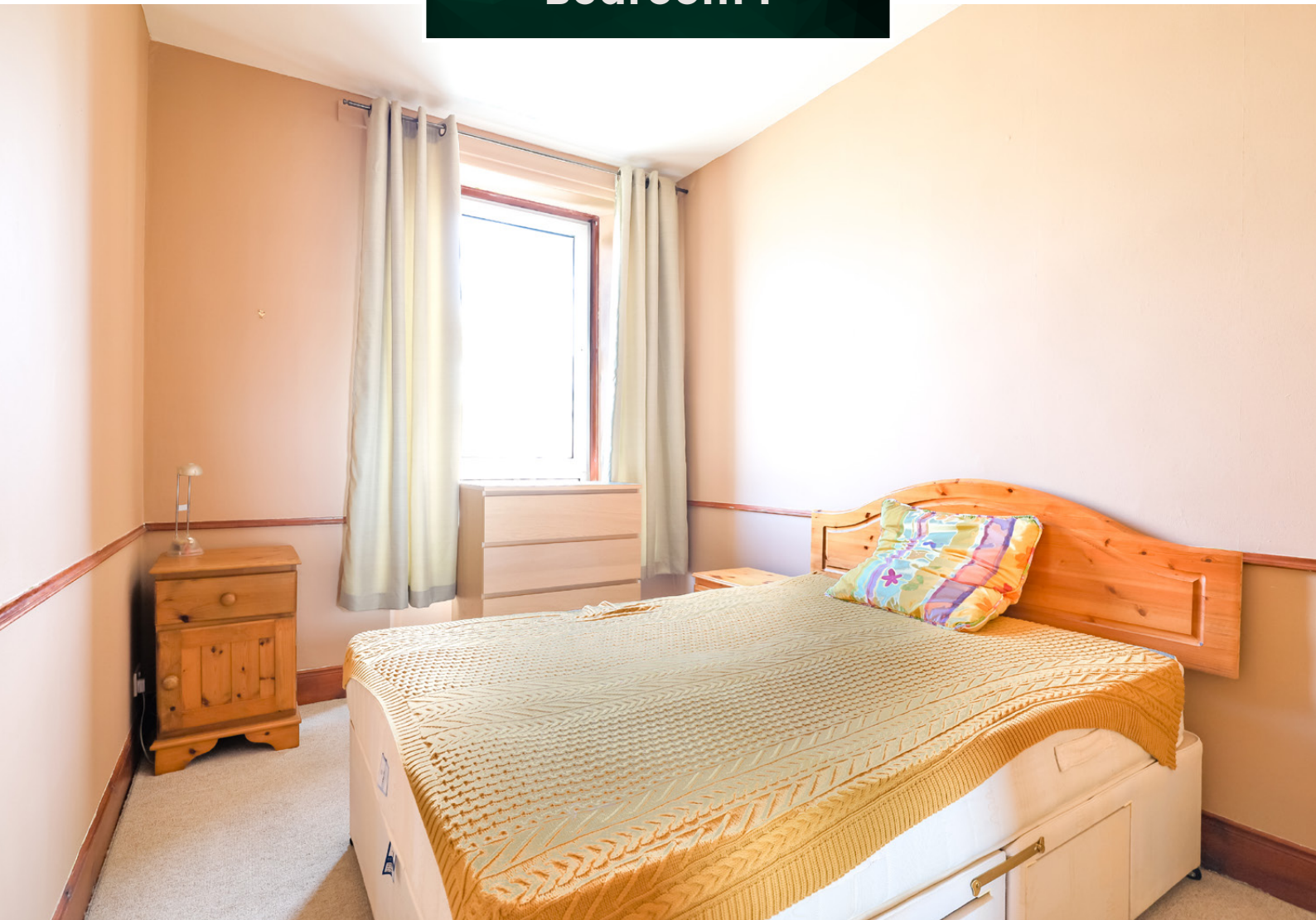
It offers modernised accommodation 43m², double glazing and gas central heating. The property comprises a small internal hallway (laminated flooring) leading to all other rooms, a well-proportioned lounge (laminated flooring) with space for a small dining table. The galley kitchen features a induction hob, electric oven, extractor hood, and excellent cupboard storage. There are two double bedrooms, one with a small Aberdeen Cupboard, the other with space for free-standing furniture, a bathroom with a shower over a bath and tiled splash-back walls plus a linen cupboard. There is a generous shared rear garden with on-street car parking to the front of the property.

This property would be a superb first-time purchase within a quiet location off Broomhill Road. Viewing is necessary to appreciate the quality, condition and location. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment.





Bedroom 1

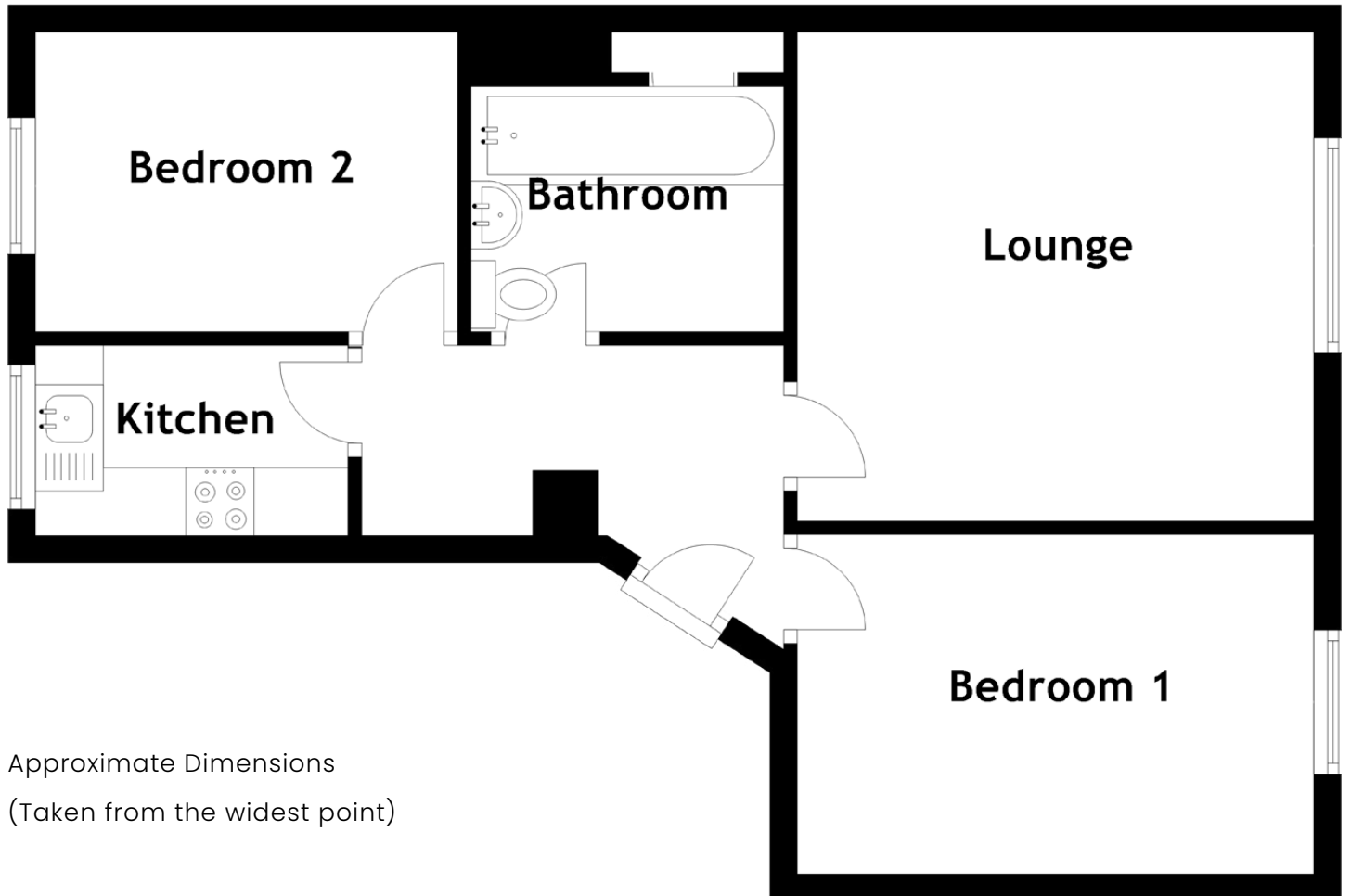




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.60m (11'10")
Kitchen	2.30m (7'7") x 1.40m (4'7")
Bedroom 1	3.80m (12'6") x 2.50m (8'2")
Bedroom 2	3.10m (10'2") x 2.20m (7'3")
Bathroom	2.30m (7'6") x 1.80m (5'11")

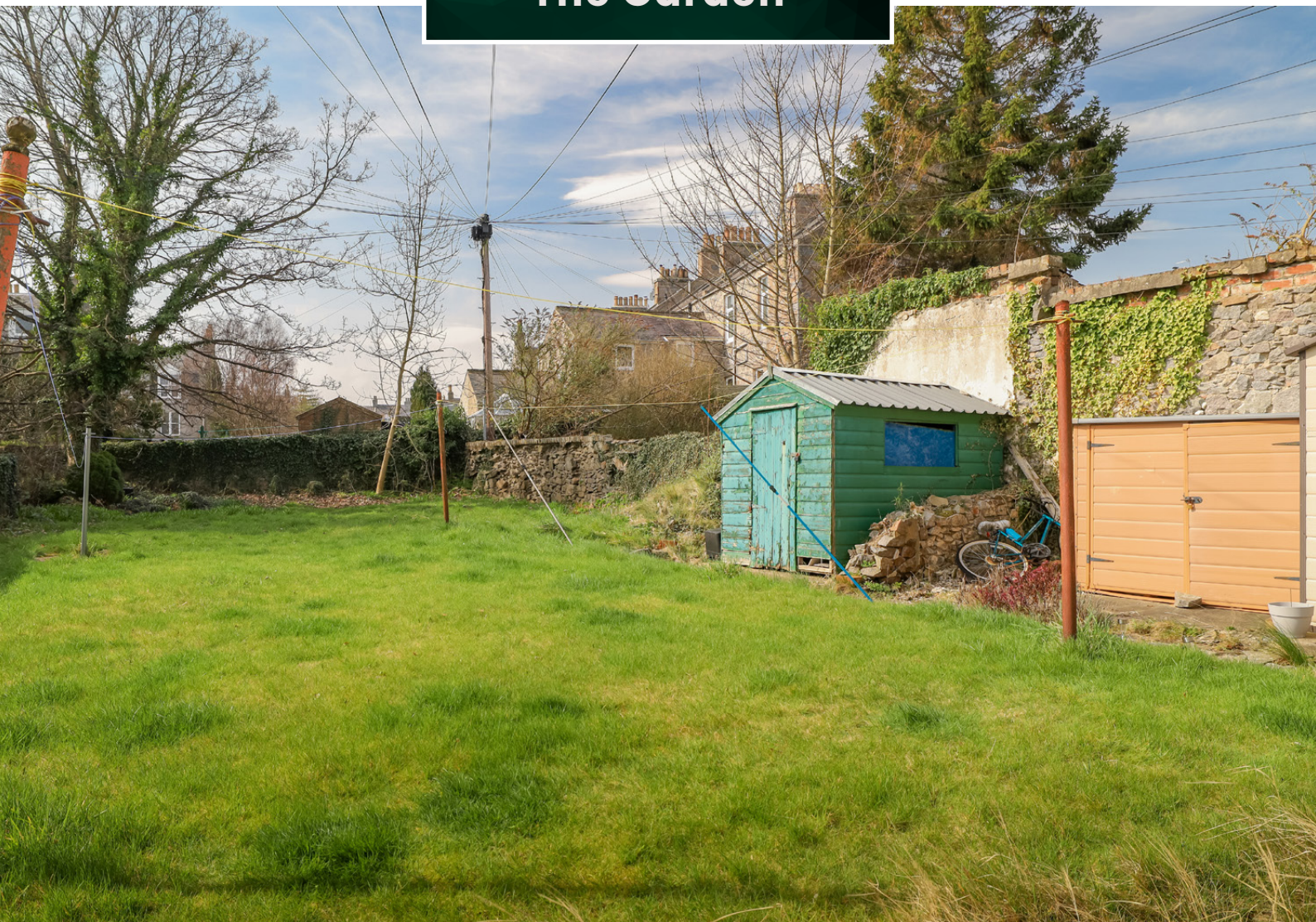
Gross internal floor area (m²): 43m²

EPC Rating: C

Extras (Included in the sale): All furnishings,
washing machine and the garden shed.



The Garden



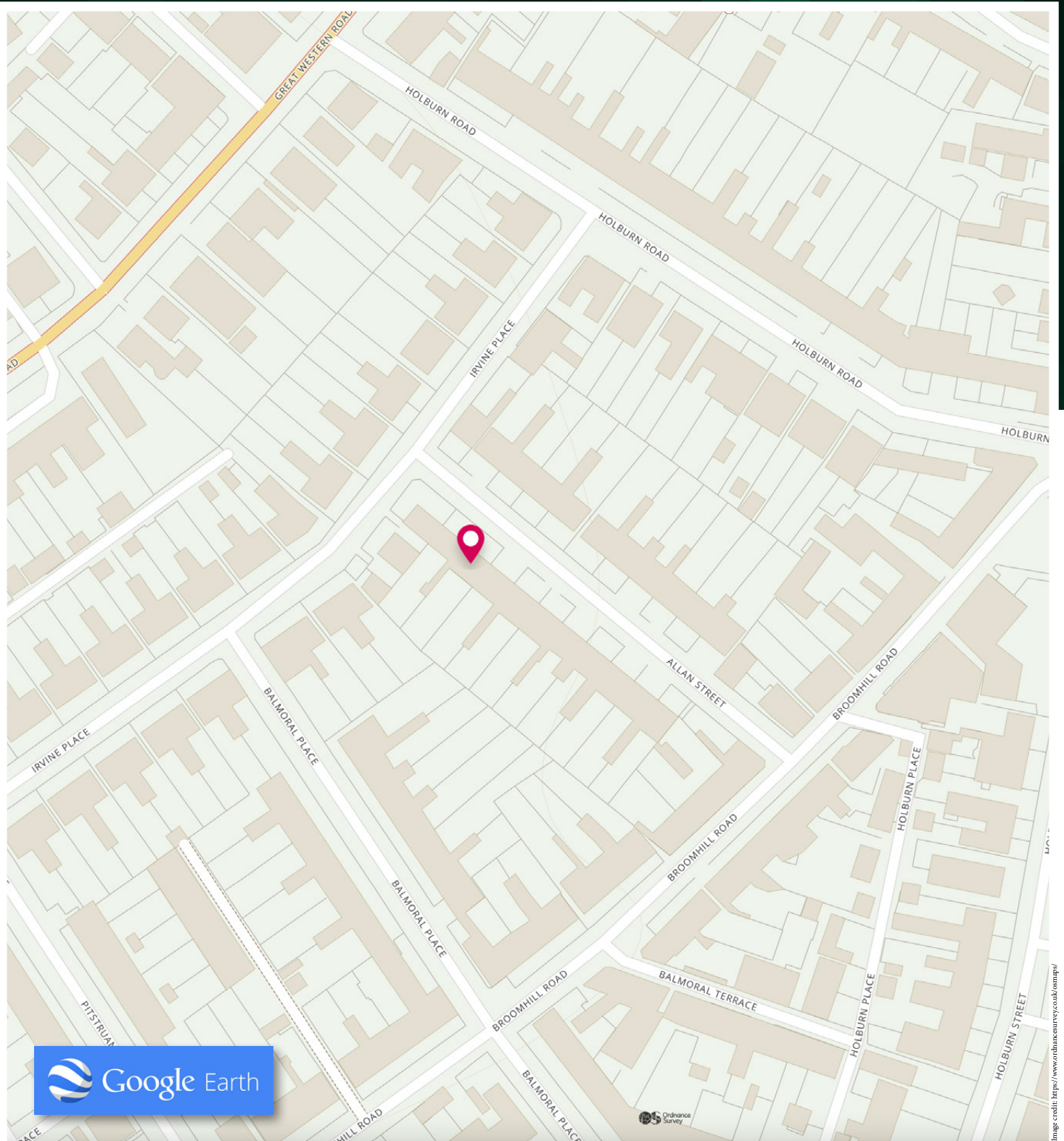


1/L 21 Allan Street Aberdeen is a popular residential area close to many arterial routes, and accordingly, most parts of the city are easily accessible. A sought-after location, just a few minutes from the heart of Aberdeen city centre or the River Dee walks.

All the amenities one would expect with modern-day city living, including various pubs, clubs, restaurants, theatres, and cinemas. Along with superb educational and recreational facilities, the area is well served with local shops and excellent local public transport facilities. The city offers an excellent Bus & Rail Service, with National & International flights from Dyce Airport.

The East Coast Rail network operates via Aberdeen, linking the central belt and beyond. The property is also ideally located for the student and the professional employee. Aberdeen University, Robert Gordon University and the Garthdee Retail Park are a short walk from the property.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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