

146 Strawberry Bank Parade

ABERDEEN, AB11 6UW



POPULAR RESIDENTIAL AREA, ENJOYING A PARTICULARLY CENTRAL, YET QUIET LOCATION



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This attractive, one-bedroom apartment is situated on the 2nd of 3 floors in a very well-maintained block in a popular, established development located in the heart of the city.

The accommodation benefits from gas-fired central heating and double-glazed windows with neutral décor throughout. A fantastic opportunity for a first-time buyer to move in with the minimum of inconvenience, with its central location it would also suit the student or professional purchase, or a fantastic buy to let.

A security entry system allows access to the immaculate communal hallway and stairs, with the additional benefit of security lighting. A factoring arrangement is in place to ensure that the communal residential areas are maintained to a high standard.

The accommodation comprises an entrance hall, a lounge flooded with natural light from the floor-to-ceiling window, and a Juliet balcony offering views of the surrounding area.



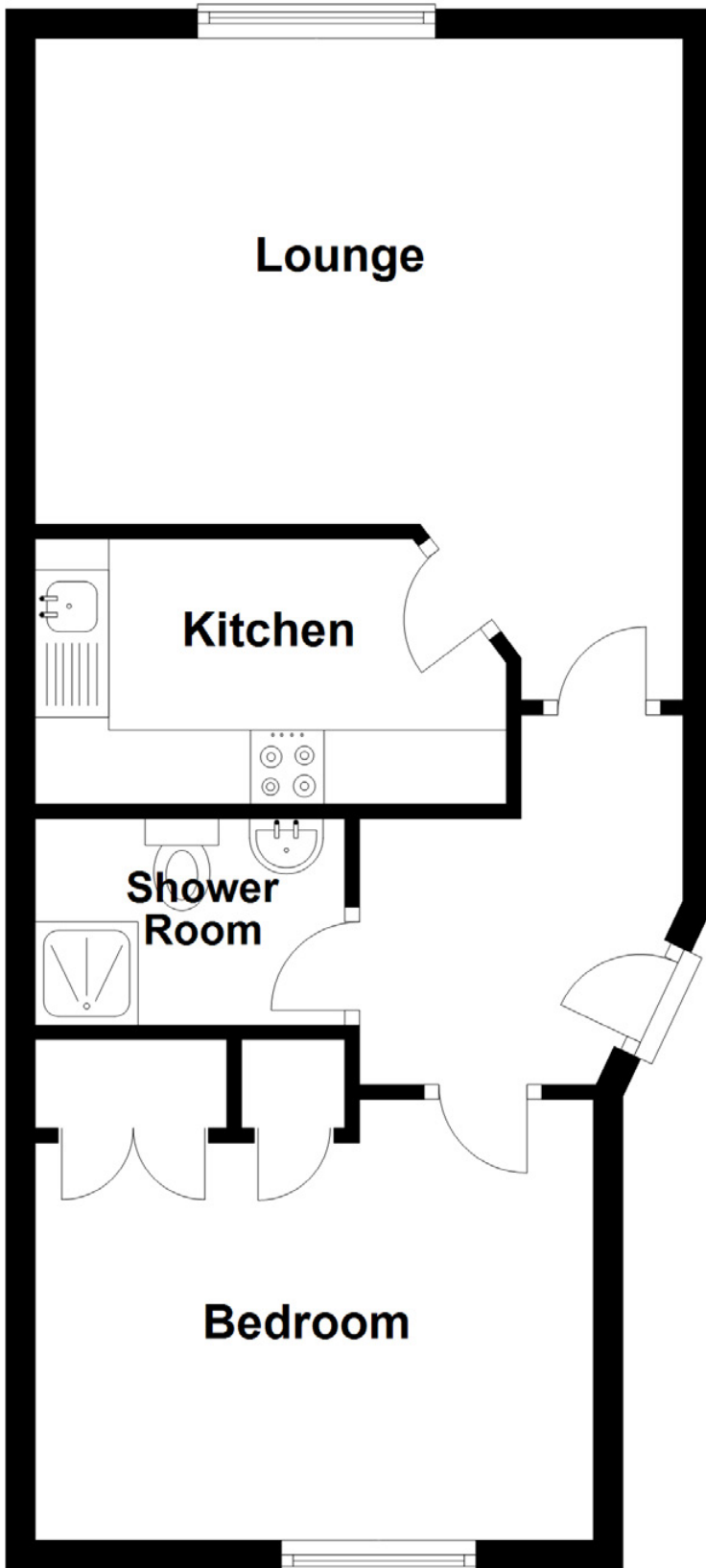


The Kitchen



The kitchen is fitted with a range of wall and base mounted units with contrasting worktops, a generously proportioned double bedroom benefiting from a mirror-fronted wardrobe and a separate shelved cupboard. The centrally located shower room fitted with white sanitary ware, and recessed shower enclosure completes the accommodation.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.41m (14'5") x 4.10m (13'5")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom	3.80m (12'5") x 2.70m (8'10")
Shower Room	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 40m²

EPC Rating: C

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings, shades, and integrated kitchen appliances. All other soft furnishings are available by separate negotiation.

Outside there is secure barrier parking with allocated parking space with ample parking for visitors, with a secure communal bike shed and bin areas. The communal areas within the development and landscaped gardens are maintained to a high standard under a factoring agreement.

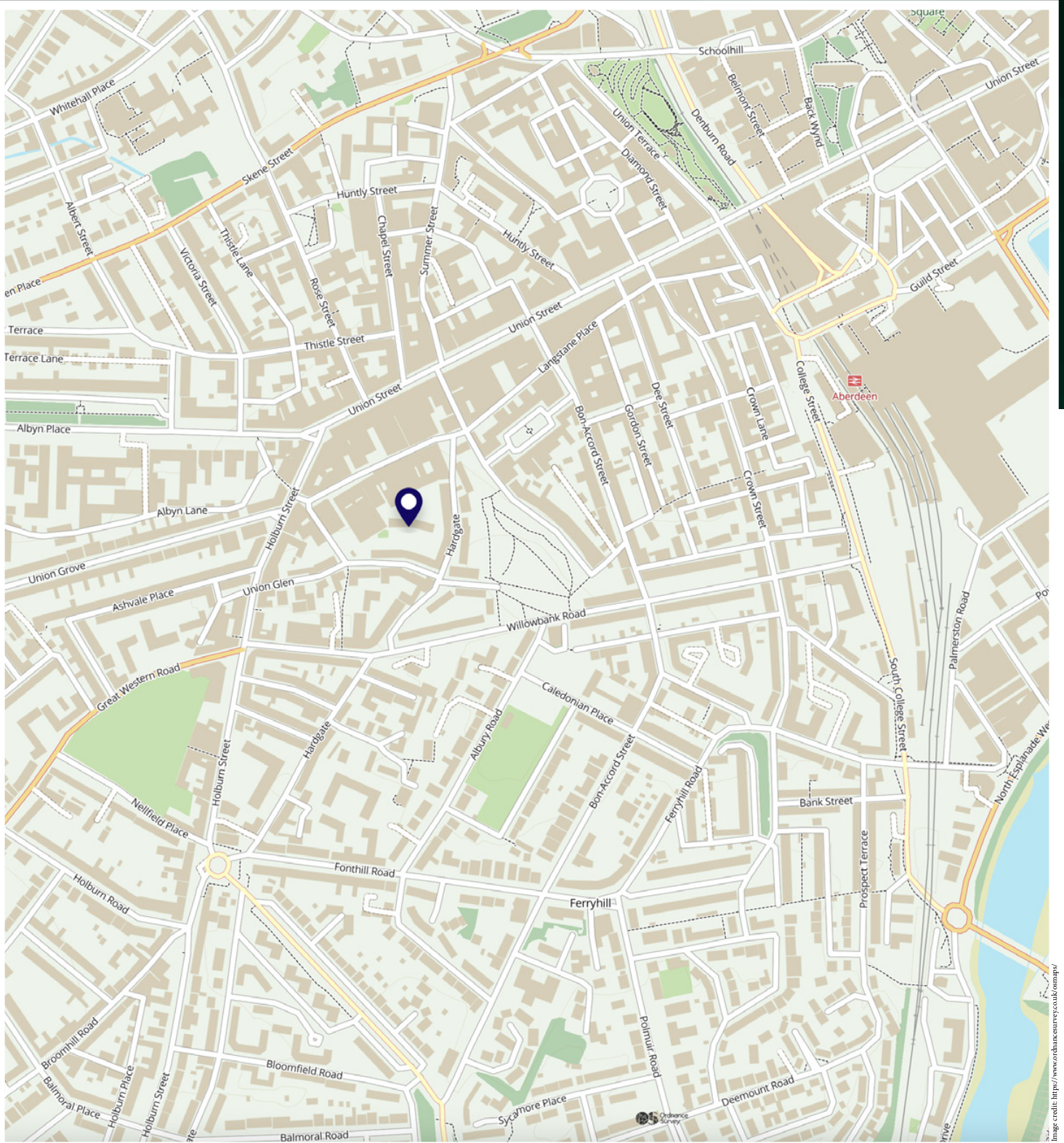




146 Strawberry Bank Parade is situated in a sought-after location and just minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-day city living, including a variety of pubs, clubs restaurants, and superb educational and recreational facilities. The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport.

The property is ideally located for both the student and the professional employee with, Aberdeen University and Robert Gordon University being a short distance and in addition, The Royal Cornhill and Foster Hill hospitals are equally as close. This truly is ideally located and a must-view property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Layout graphics and design
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