



393F Great Western
Road
Aberdeen AB10 6NY



mackinnons
solicitors



The apartment entrance door leads into the L-shaped reception hall, where a partially glazed door leads into the impressive lounge/kitchen. Flooded with an abundance of natural light, there is plenty of space available for freestanding furniture, while the striking Bauformat kitchen is fitted with an eye catching range of base and wall units with a variety of NEFF integrated appliances. The Master Bedroom is of generous proportions, with two built in wardrobes and an En Suite Shower Room including a white two piece Laufen Pro suite and a large shower enclosure. Bedroom Two is a well proportioned, light room with a single built in wardrobe. The luxurious bathroom features a white Laufen Pro three piece suite with Aqualisa electric shower over the bath. The communal landscaped areas are beautifully maintained with a bike shed, drying area and bin store. The main entrance to the building is keypad controlled, while the internal communal hallways and stairwells are in excellent order. The factoring development charge is currently £500.00 per annum.

- Video Entry System
- Water mist fire protection system
- Gas Central Heating
- Double Glazing

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We are delighted to offer for sale this immaculate, two bedroom executive first floor apartment, situated within the popular West End of Aberdeen City and within easy walking distance of the city centre. Forming part of an attractive modern development, this super apartment is of fresh, modern décor and has been fitted with quality fixtures and fittings throughout. Ready to move into, the apartment also boasts two private car parking spaces which are located towards the rear of the development.



Terms

Council Tax

Band E

EPC

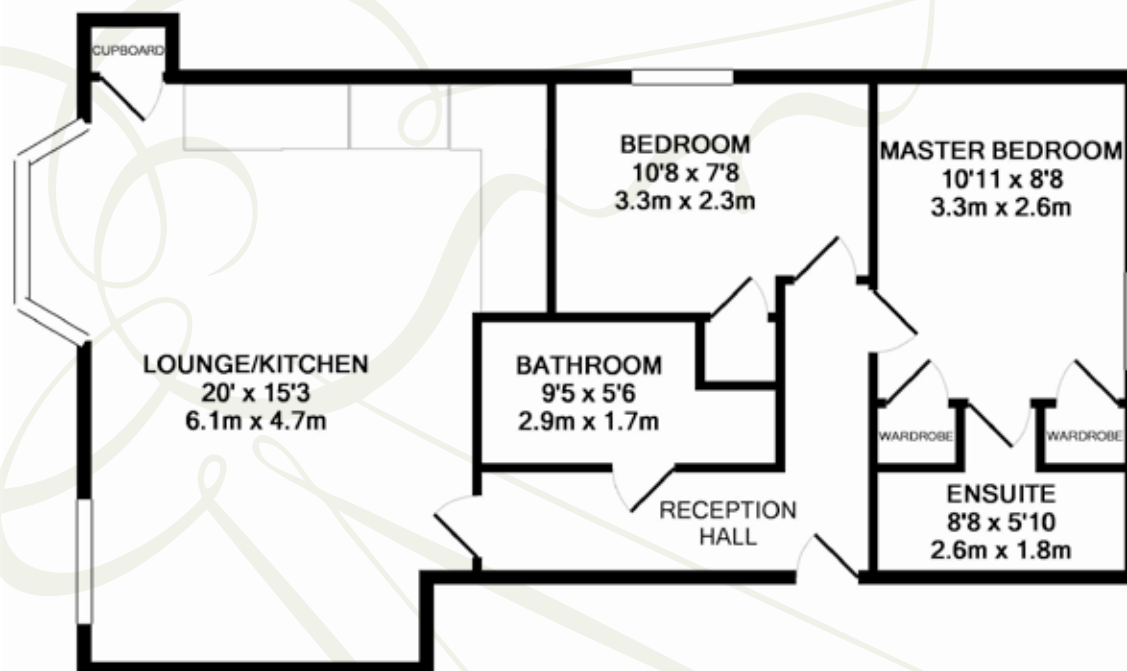
Band C

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687



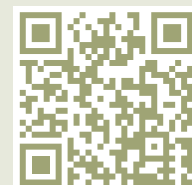
NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

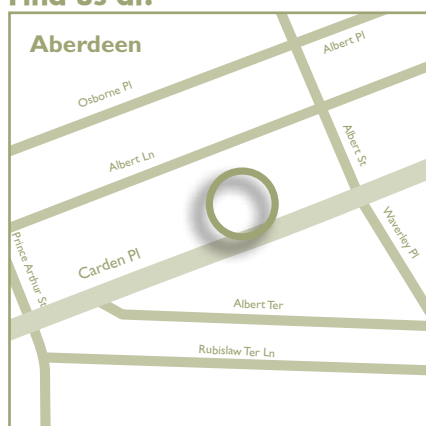
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- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**



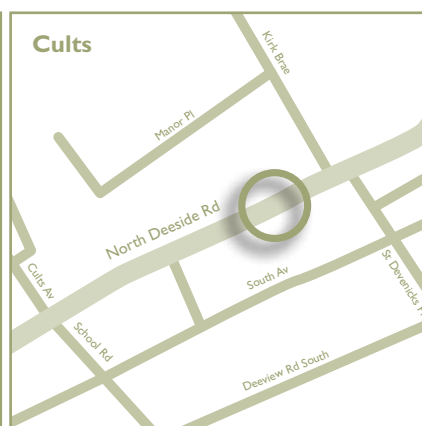
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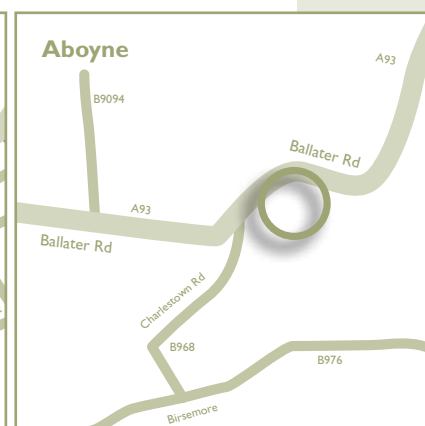
Find us at:



14 Carden Place
Aberdeen AB10 1UR
Tel: 01224 **632464**



379 North Deeside Road
Cults, Aberdeen AB15 9SX
Tel: 01224 **868687**



Ballater Road
Aboyne, Aberdeenshire AB34 5HN
Tel: 013398 **87665**