



# 106 Leslie Terrace Aberdeen AB25 3XD



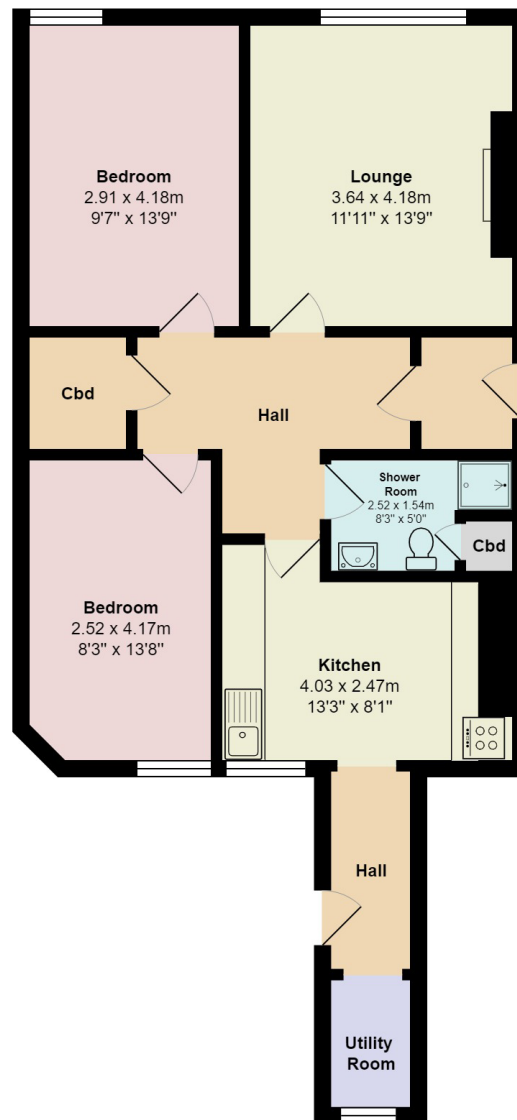
mackinnons  
solicitors

We are delighted to bring to the market this charming two bedroom, self contained ground floor apartment located in Aberdeen city centre. Offering well proportioned accommodation, the apartment boasts a variety of traditional features.

A large panelled door leads into the entrance vestibule and thereafter the reception hall with walk in storage cupboard. The well proportioned lounge overlooks the property frontage and includes a central fireplace. The dining kitchen includes a good range of storage units and allows access to the rear garden. Bedrooms one and two are of both neutral decoration. The fully tiled shower room completes the accommodation.

The property benefits from both shared and exclusive garden areas, including an exclusive former coal cellar and shared wash house.

- Gas Central Heating
- Double Glazing
- Mains Drainage
- Two Bedrooms
- On Street and Permit Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**

Band B

**EPC**

Band D

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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