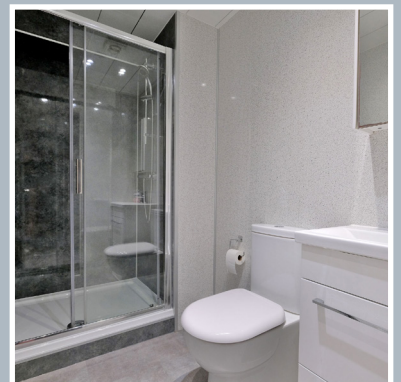




# 1A Claremont Street

2nd Floor Right, Aberdeen AB10 6QP

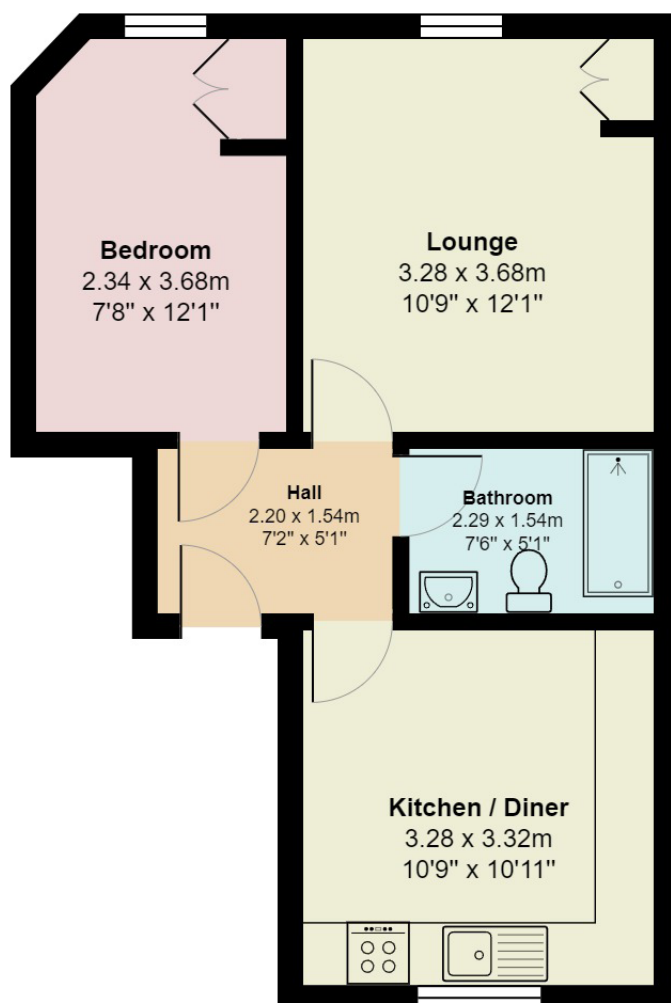


**mackinnons**  
solicitors

Forming part of a well maintained traditional granite tenement and located with a short distance of Aberdeen city centre, this light and airy one bedroom second floor flat benefits from gas fired central heating, uPVC double glazing and a security entry system.

This well proportioned accommodation comprise a good sized hallway, generous lounge with original moulded ceiling corncicing. A well appointed dining kitchen fitted with a range of wall and base units with free standing white goods to be included in the sale. A bright double bedroom benefits from fitted wardrobe facilities. A recently refurbished modern shower room, completes the accommodation. The property is further enhanced by an exclusive basement cellar and further mid landing store. There is a fully enclosed communal garden area to the rear.

- Spacious Lounge
- Well Appointed Dining Kitchen
- Modern Shower Room
- Bright Double Bedroom
- Communal Garden
- Parking Permit Available



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 C

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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