



# 22

## Portland Street

2nd Floor Left, Aberdeen AB11 6LL

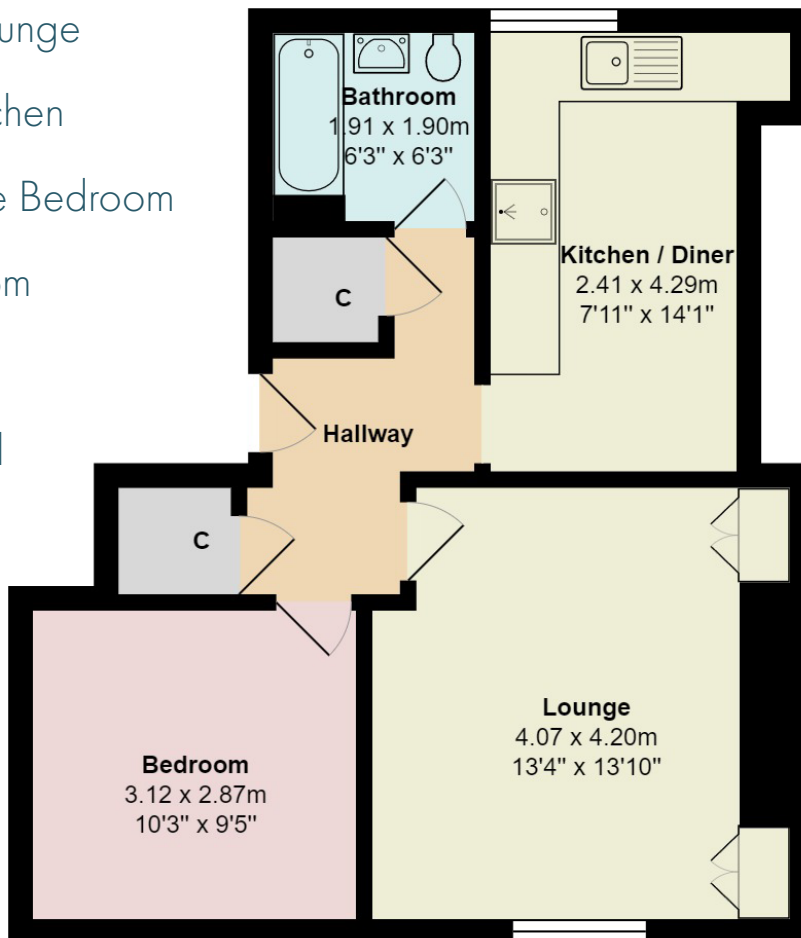


**mackinnons**  
solicitors

Forming part of a traditional granite tenement, we offer for sale this well proportioned one bedroom second floor flat, in ready to move in condition. Ideally positioned in the heart of Aberdeen city, within walking distance of local amenities and transport links.

A communal entrance hall/stairwell is protected by a security entry system. A light and airy lounge offers ample space for a range of furnishings and features a decorative fire surround. A well appointed dining kitchen is fitted with a range of wall and base units with ample work surface and modern glass splashback panelling. An integrated hob with extractor hood, oven/grill will remain along with the free standing washing machine and fridge. Space for a dining table and chairs. A spacious double bedroom overlooks the front of the property. A centrally set bathroom fitted with a modern white suite with Mira shower over the bath and glazed screen alongside. Fully aqua-panelled around the bath/shower area. The property is further enhanced by a well maintained communal garden to the rear, which boasts an area of lawn with decorative borders and an attractive seating area with raised planters, ideal for outdoor entertaining. Access to shared drying loft.

- Light and Airy Lounge
- Bright Dining Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Electric Heating
- Well Maintained Shared 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 A

**EPC**  
Band E

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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