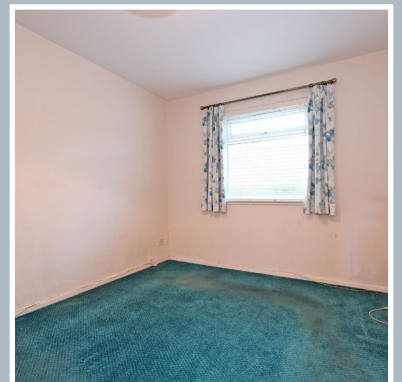




# 127

Ellon Road  
Bridge of Don, Aberdeen AB23 8EX



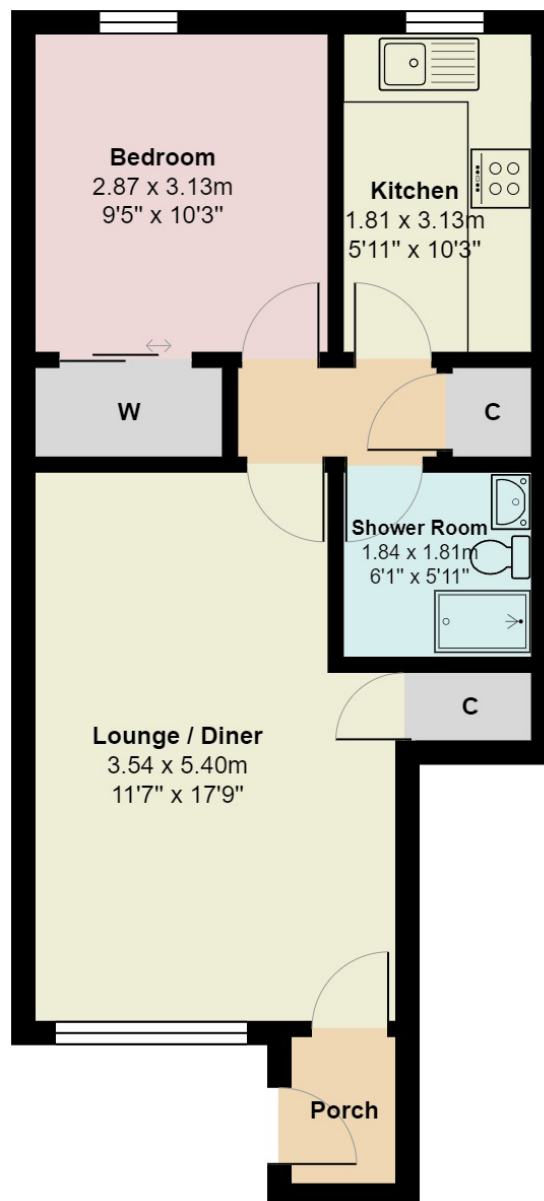
**mackinnons**  
solicitors

We are pleased to bring to the market this one bedroom ground floor apartment located in the popular residential suburb of Bridge of Don, on the outskirts of Aberdeen city.

Providing well proportioned living accommodation, the property would benefit from a degree of modernisation. An ideal purchase for a first time buyer, buy-to-let investor or those looking to down-size.

A hardwood entrance door leads into the entrance vestibule, where a partially glazed door leads into the lounge/dining room. Overlooking the rear, the kitchen features a compact range of base and wall units with laminate roll top work surfaces. The double bedroom is also situated overlooking the rear of the apartment and includes a double wardrobe with sliding mirror panel doors. The wet room includes a white two piece suite and electric shower appliance.

- Electric Heating
- Double Glazing
- Mains Drainage and Water
- One Bedroom
- Shared Parking
- Good Transport Links



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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