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Esslemont Avenue

2nd Floor Right, Aberdeen AB25 1SN

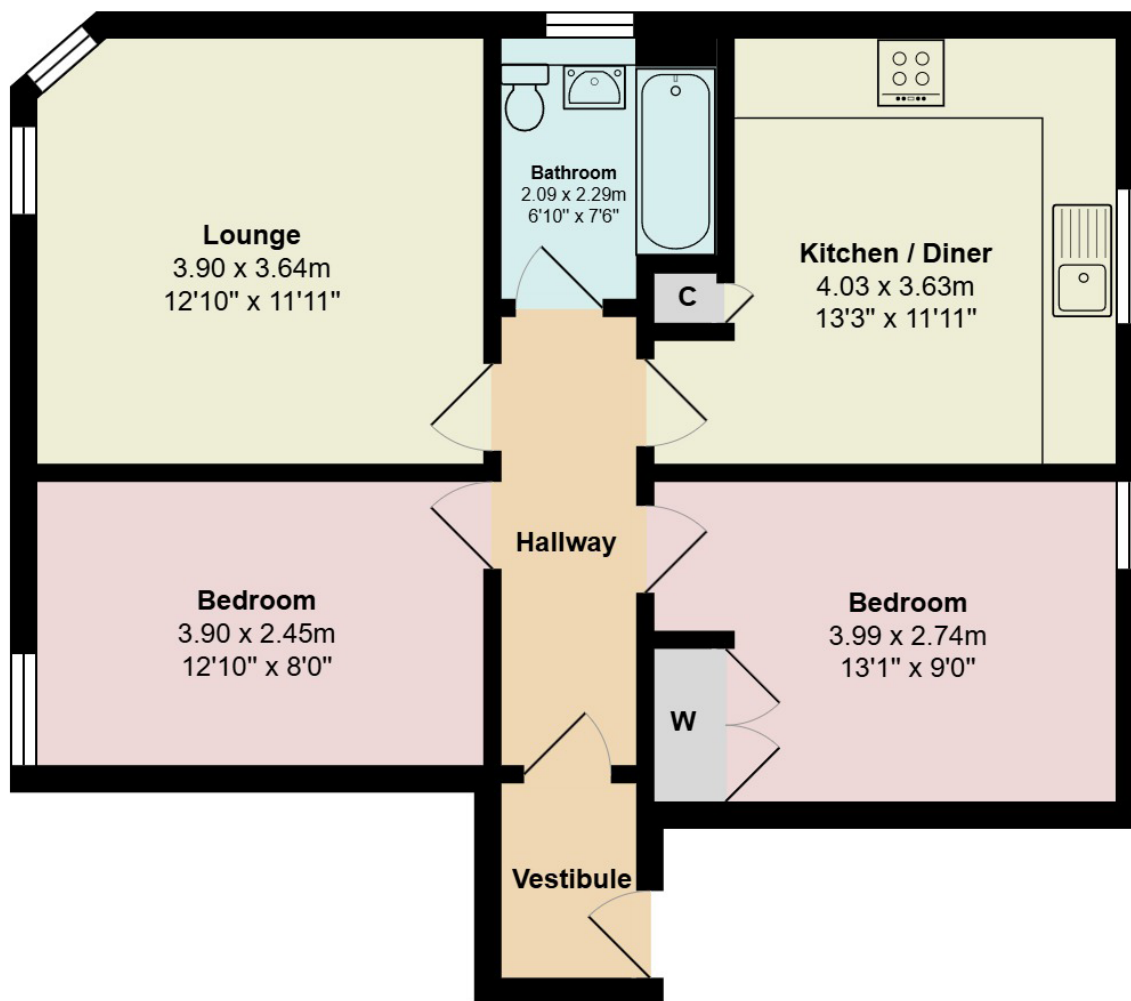


mackinnons
solicitors

We are delighted to offer for sale this well proportioned two bedroom apartment, located in a superb position within the city centre with easy access to a wide range of amenities. Of neutral decoration throughout, the apartment is a perfect first time purchase or buy-to-let investment, while also benefitting from a security entry system and shared garden.

The spacious vestibule is ideal for storing outdoor clothing and footwear, while providing access to the pleasant reception hall. The bright lounge benefits from two large deep silled windows which allows for plentiful natural light and dual aspect views. The spacious dining kitchen features an extensive range of cabinetry, while the appliances will remain. Double bedrooms one and two are both well proportioned and of neutral décor. The immaculate bathroom is inclusive of a white three piece suite with shower over the bath.

- Electric Heating
- Double Glazing
- Mains Drainage and Water
- Spacious Dining Kitchen
- Two Bedrooms
- Shared Rear Garden
- On-Street Meter 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 C

EPC
Band D

Entry
By Arrangement

Viewing
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01224 868687

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