



# 312A George Street Aberdeen AB25 1HL

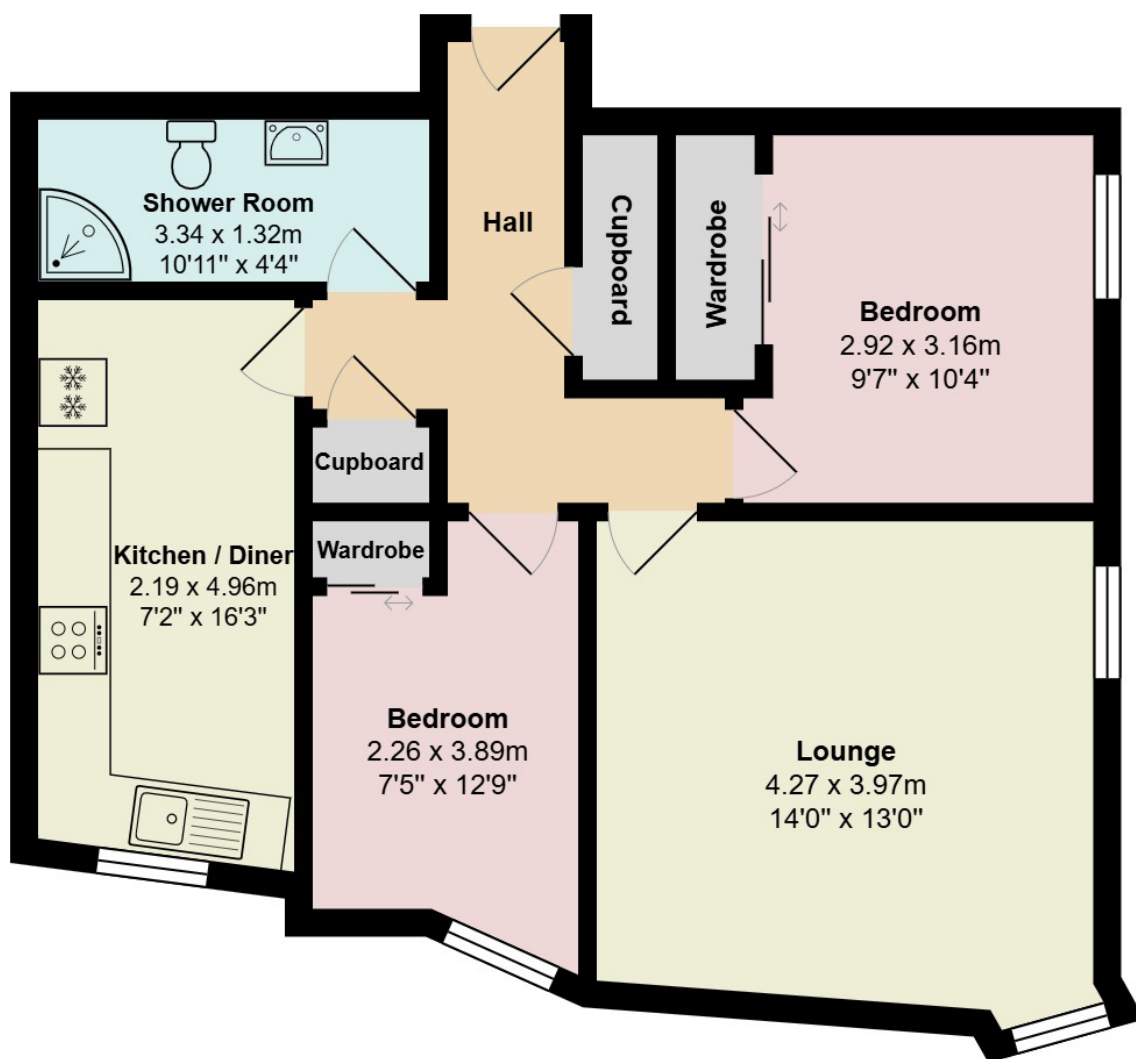


**mackinnons**  
solicitors

We offer for sale this superb two bedroom first floor apartment forming part of a well maintained traditional granite tenement with ample residents parking, in the heart of Aberdeen city centre.

The impressive lounge features large sash and case windows to the front and side, allowing an abundance of natural light into the area. A well appointed dining kitchen is fitted with a wide range of wall and base cabinets with all appliances to remain. There is ample space for a dining table and chairs. There are two good sized double bedrooms and modern centrally set shower room completes the accommodation. To the rear, there is a secure car park within the courtyard area and well maintained planted borders. The property is protected by a security entrance system and there is a factoring arrangement in place for the communal areas. The property is further enhanced by gas central heating and double glazing.

- Generous Lounge
- Bright Dining Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Residents Car Park
- Factor Service



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**  
Contact Solicitors  
01224 868687

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