



CITY CENTRE LOCATION, CONVENIENTLY
LOCATED FOR STUDENTS OR PROFESSIONALS



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27F Adelphi is located on the 3rd floor within a block of eight flats, protected by a security entrance system, allowing access to a bright communal hallway and stairs.

The current owners during their tenure have maintained and upgraded to an exceptional standard a modern kitchen which is open plan to the lounge and a stylish shower room being some of the upgrades.

The property further benefits from generous-sized accommodations, decorated in a fresh neutral tone, with double-glazed windows and an electric heating system.

The property comprises of internal hallway leading to all other rooms, a well-proportioned lounge open plan to the kitchen which is fitted with a range of integrated appliances with multiple wall and base mounted units. Double bedroom and modern three-piece shower room. In addition, there are two storage cupboards in the hallway.





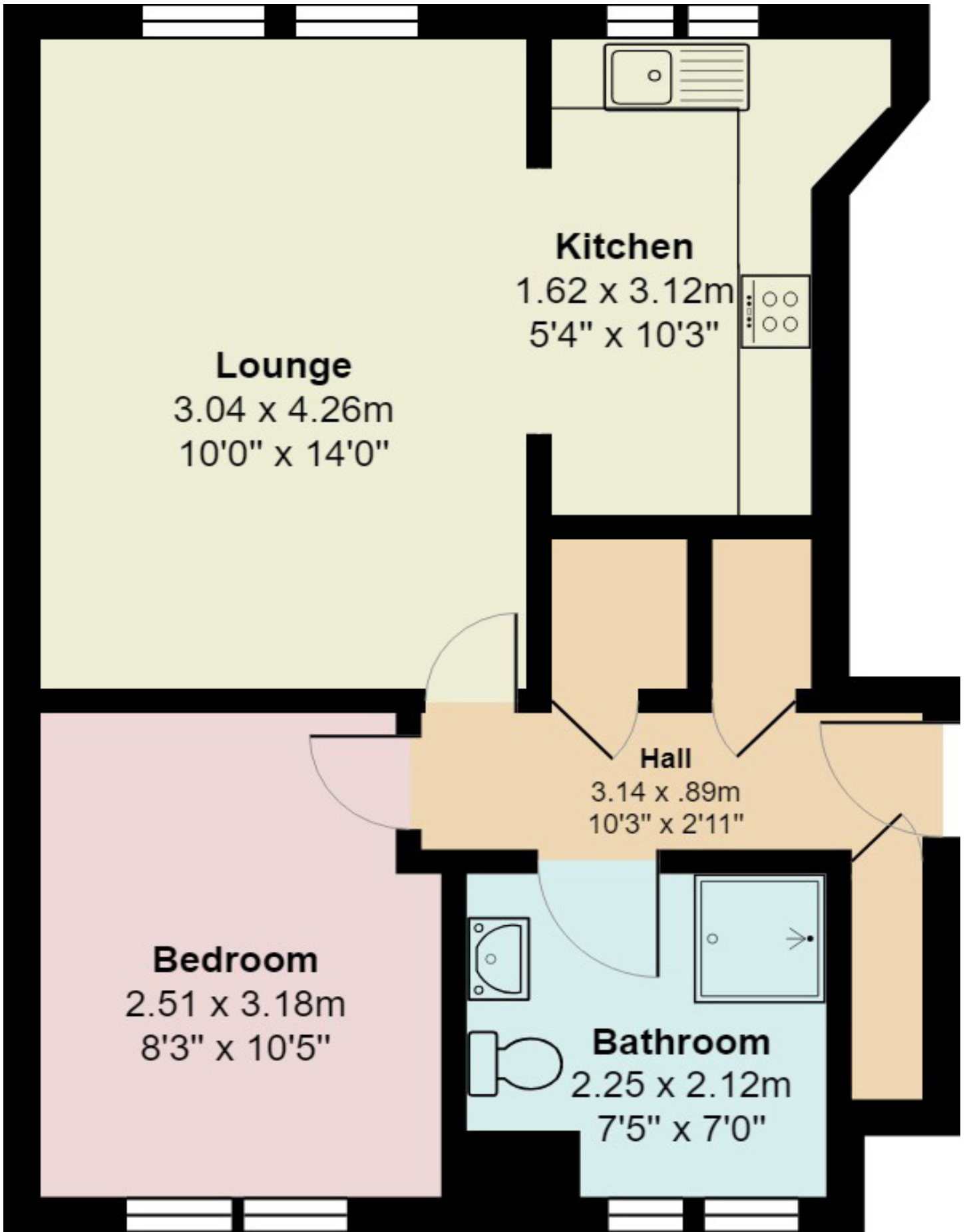


The Bedroom









Gross internal floor area (m²): TBCm²

EPC Rating: TBC

Floor Plan



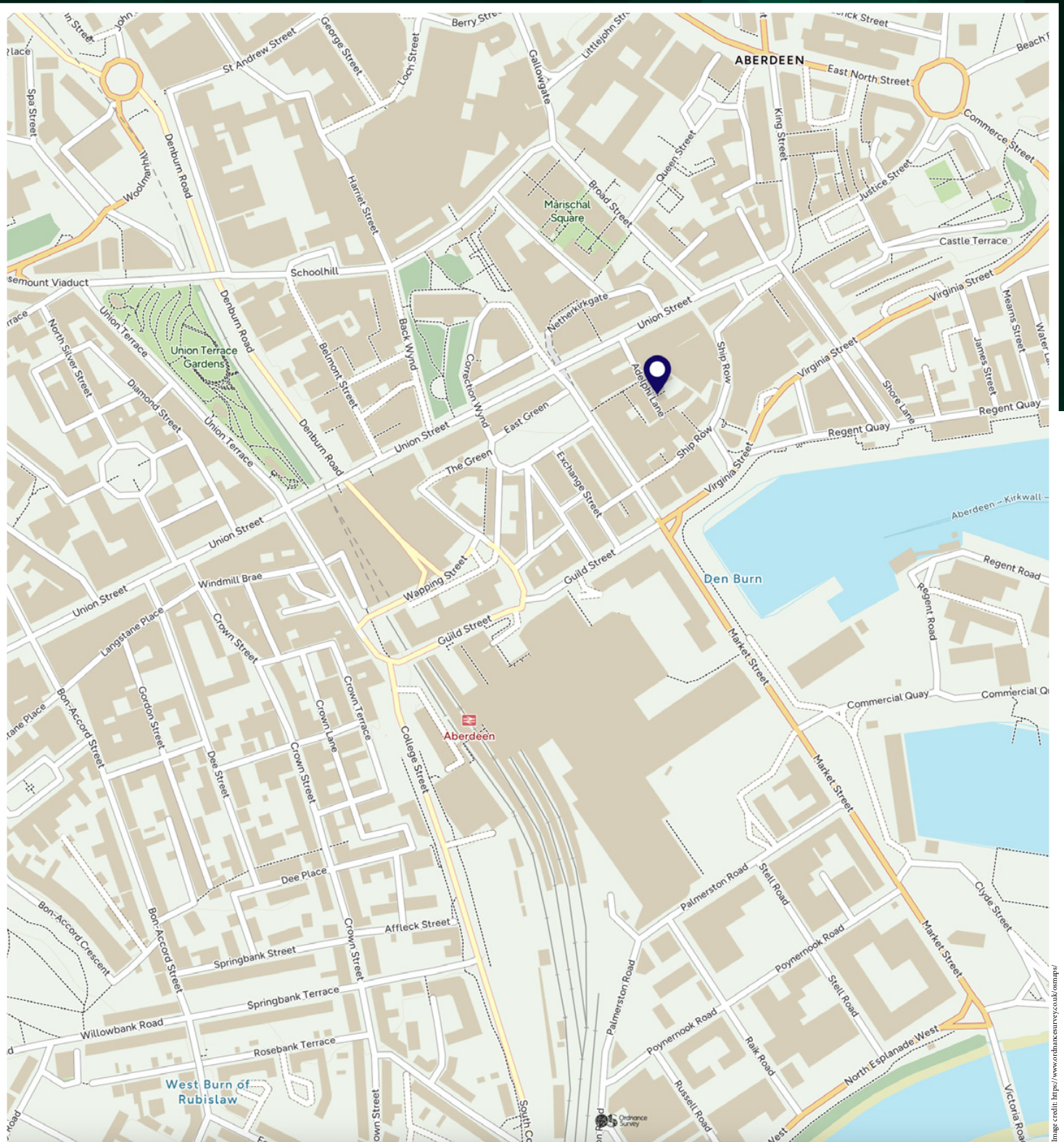
Adelphi is located in the city centre, situated to the east end of Union Street in the heart of Aberdeen providing all the amenities one would expect with modern-day city living, including a multitude of shopping malls such as the Bon Accord Centre and Union Square, both are a short distance from the property. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities there is a fantastic amount of indoor and outdoor activities on your doorstep all within easy reach of the property.

Aberdeen has superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail Network operates from Aberdeen.

With its fantastic central location, this property would be a superb first-time purchase, would suit the student or a professional couple, or a fantastic buy-to-let investment. Early viewing is highly recommended.

The Location





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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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