

6 St. Andrews Court

ABERDEEN, AB25 1BZ



*CITY CENTRE LOCATION, CONVENIENTLY
LOCATED FOR STUDENTS OR PROFESSIONALS*



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This property is located on the top floor of an iconic building, protected by a security entrance system and allowing access to a bright communal hallway and stairs. The current owners during their tenure have maintained and upgraded to an exceptional standard and the property has recently undergone a full redecoration in a fresh neutral tone, with new carpets and floor coverings throughout. The property further benefits from generous-sized accommodation, with double-glazed windows and a modern electric heating system.

The property comprises of an internal hallway leading to all other rooms, a bright well-proportioned lounge, fully fitted dining kitchen which is fitted with a range of wall and base-mounted units with a washer/drier, fridge, and freezer.

The Property





There are three double bedrooms, two of which have fitted wardrobes a centrally located three-piece family bathroom with a shower over the bath completes the accommodation. In addition, there are ample storage cupboards.





Bedroom 2

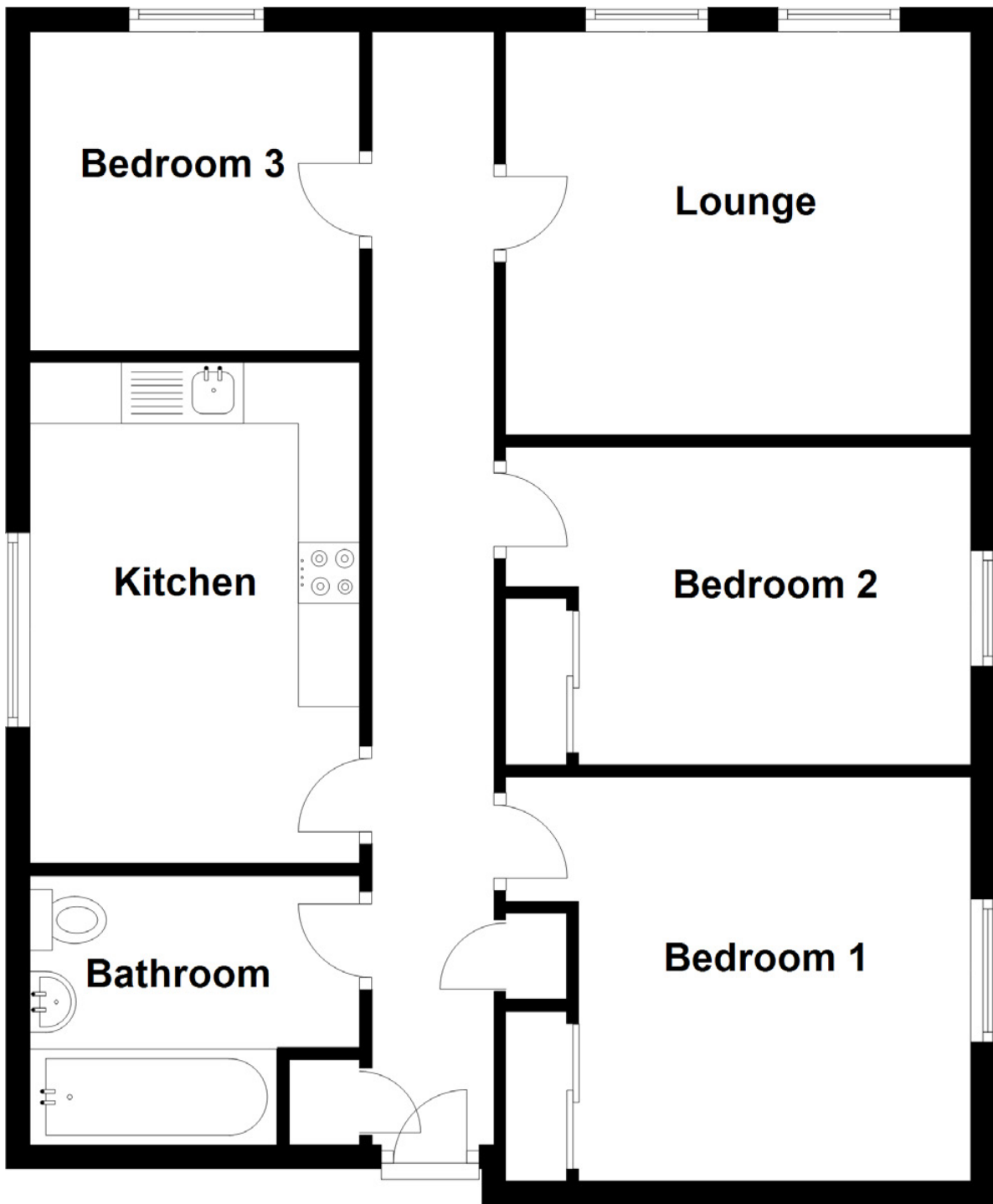




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")	Bathroom	2.70m (8'10") x 2.20m (7'3")
Kitchen	3.80m (12'6") x 2.70m (8'10")	Gross internal floor area (m ²): 73m ²	
Bedroom 1	3.80m (12'6") x 3.30m (10'10")	EPC Rating: F	
Bedroom 2	3.80m (12'6") x 2.60m (8'6")		
Bedroom 3	2.70m (8'10") x 2.60m (8'7")		

The property is part of a 10-flat development which is factored and covered by a full HMO license - appointed by Aberdeen City Council. The property has its own private allocated parking space accessed through a security barrier. The property has mains electricity, mains water, and drains, electric storage heating.



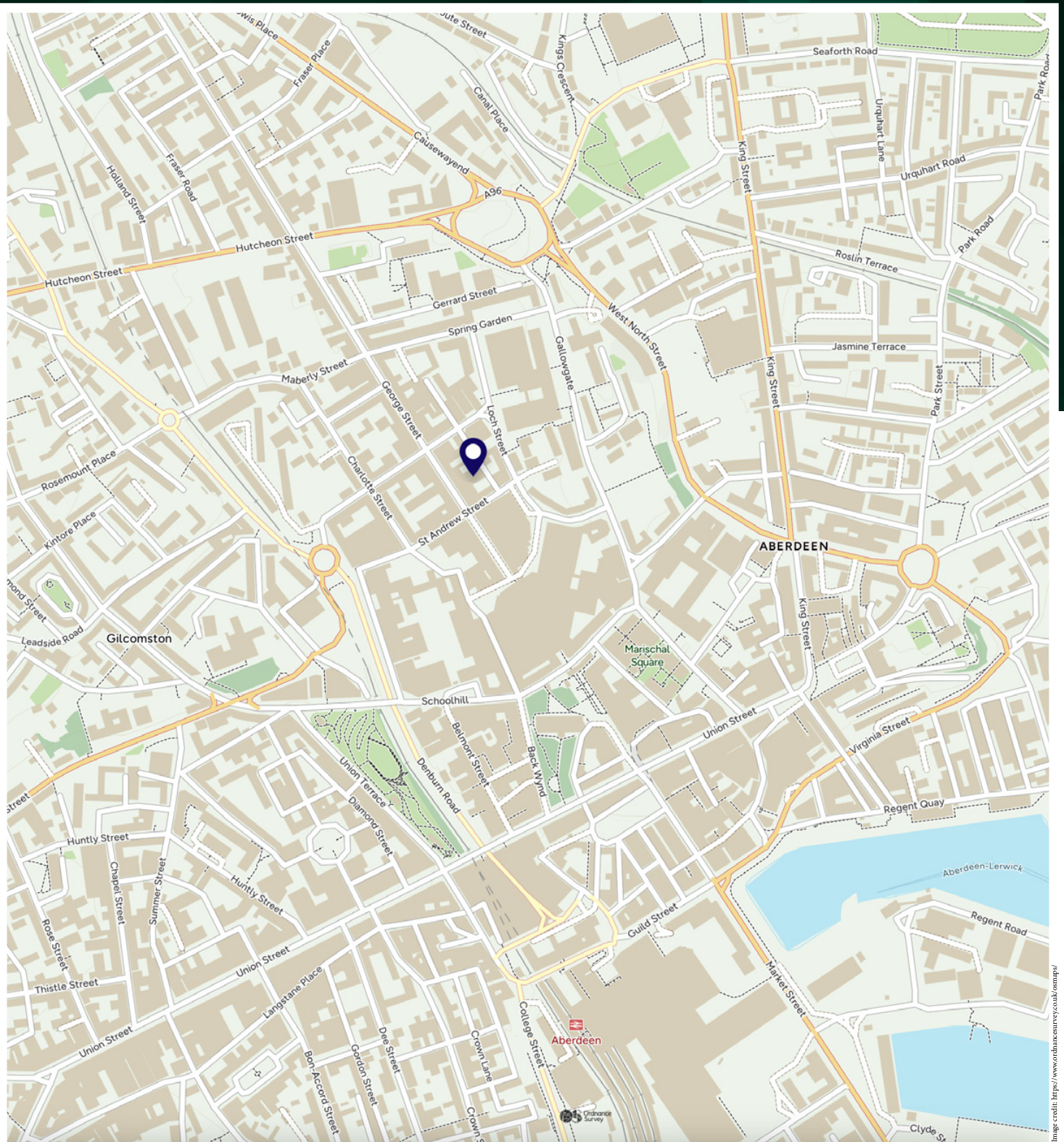


6 St Andrews Court is a registered HMO (House in Multiple Occupancy) top-floor apartment in the heart of Aberdeen city centre ideally positioned for the city centre, and for students attending Aberdeen University and North East Scotland College (on the doorstep). Within walking distance to both George Street and Union Street in the heart of Aberdeen providing all the amenities one would expect with modern-day city living, including many shopping malls such as the Bon Accord Centre and Union Square.

There are pubs restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities and a tremendous 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 offers further excellent bus and rail services, with national and international flights from Dyce Airport.

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

The Location



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**Part
Exchange
Available**



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