



*A GORGEOUS WALK IN CONDITION 1
BEDROOM CITY CENTRE APARTMENT*



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Discover the charm of city living with this gorgeous 1-bedroom apartment at 18 Watson Street, Aberdeen. Situated in the heart of the city, this property is in walk-in condition, ready for you to move in and start enjoying your new home.



Step inside to a lovely, light-filled lounge featuring a gorgeous fireplace, creating a warm and inviting atmosphere. The lounge, along with the kitchen, boasts stunning hardwood floors, adding a touch of elegance.





The kitchen is equipped with free-standing appliances and offers plenty of cupboard space, making it both functional and stylish.

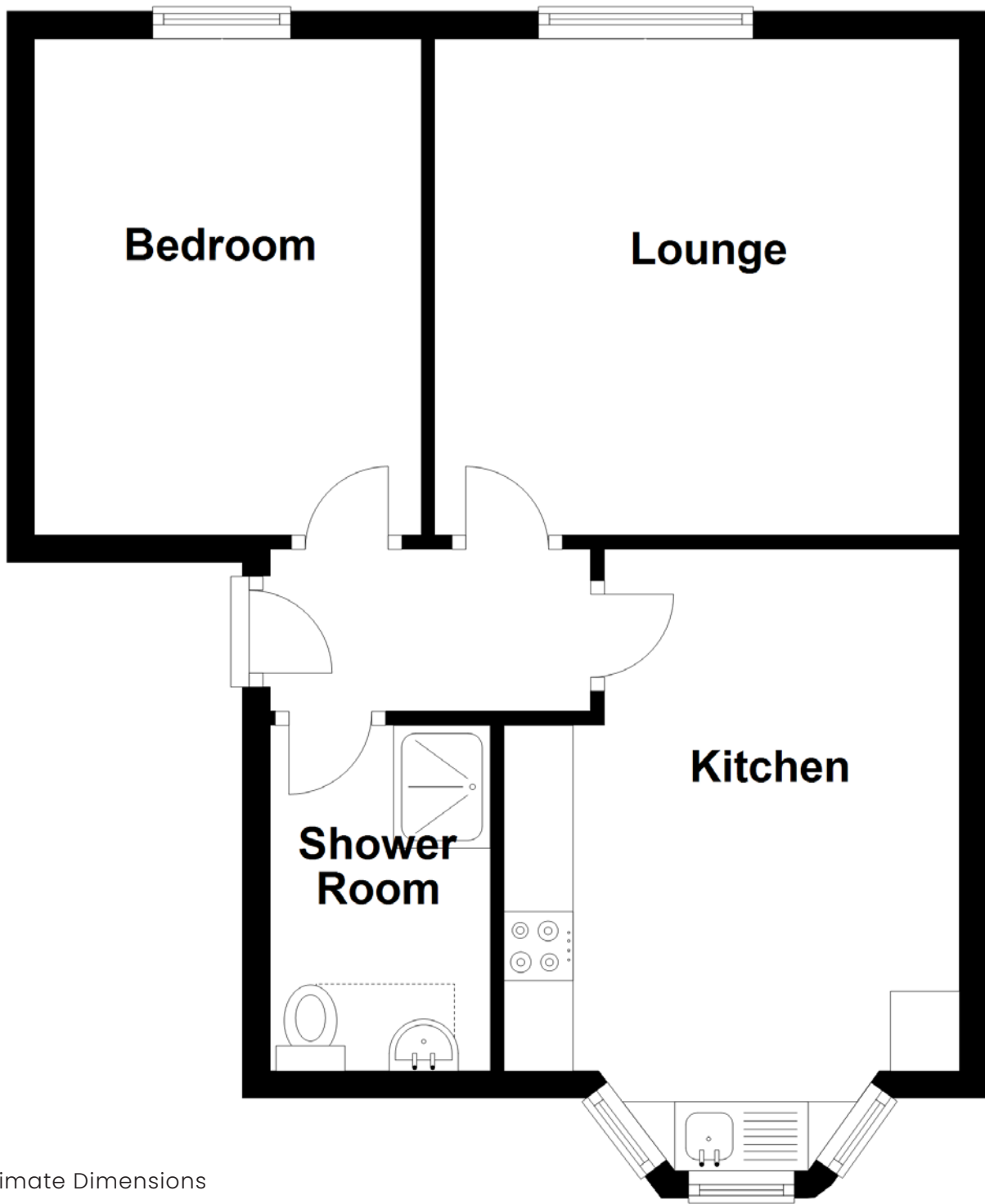




The double bedroom is a cosy retreat, fully carpeted for comfort. Finally there is a modern, refurbished shower room, designed with contemporary fittings and finishes.







Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.60m (11'10")
Kitchen	4.50m (14'9") x 3.30m (10'10")
Bedroom	3.60m (11'10") x 2.80m (9'2")
Shower Room	2.50m (8'3") x 1.60m (5'3")

Gross internal floor area (m²): 47m²

EPC Rating: D

Externally, you will find a charming garden area to the rear, providing a peaceful outdoor space to relax and unwind. 18 Watson Street combines the convenience of city-centre living with the comfort of a beautifully maintained home.

This delightful apartment is perfect for those seeking a stylish and hassle-free lifestyle in Aberdeen.



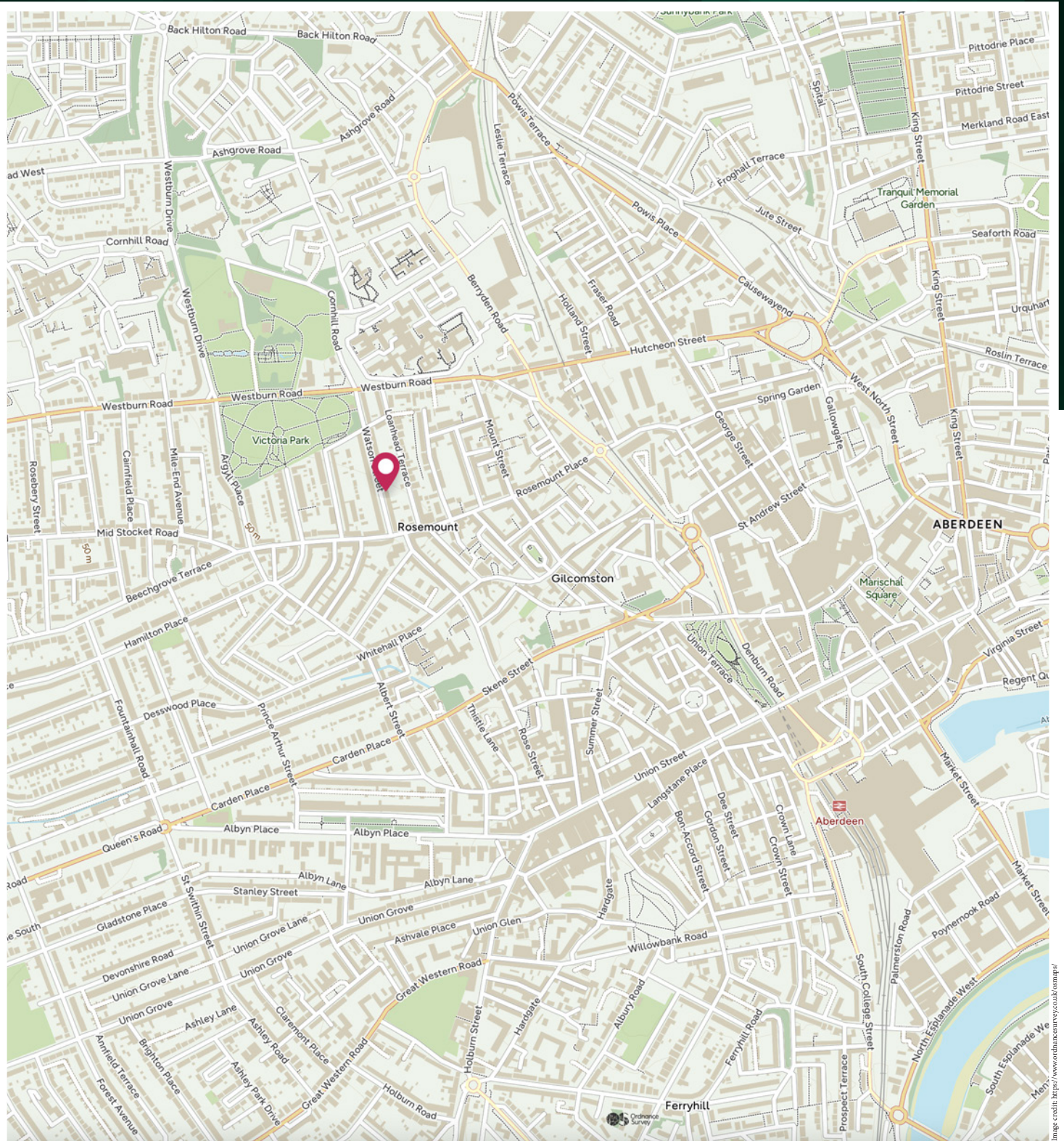


This lovely apartment is located in a highly sought-after residential area just minutes from the heart of Aberdeen city centre. It is well-served by specialist and local convenience shops, delicatessens, eateries, tearooms, and a welcoming local pub. The area boasts excellent transport links, with main arterial routes nearby, making all areas of Aberdeen easily accessible.

The Aberdeen Hospital complex at Foresterhill, Woodhill House, and the beautiful Westburn and Victoria Parks are all just a short distance away. The city centre is within walking distance, offering all the amenities expected in modern-day city living, including a wide variety of pubs, clubs, restaurants, theatres, and cinemas, along with superb educational and recreational facilities.

Aberdeen also benefits from excellent bus and rail services, with national and international flights available from Dyce Airport. The central East Coast Rail Network runs through Aberdeen, providing convenient links to the central belt, the south, the west, and the city of Inverness.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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