



130 GERRARD STREET, ABERDEEN. AB25 1FE.

IMMACULATELY PRESENTED, THIS SUPERB 2 BEDROOM FLAT OCCUPIES THE WHOLE TOP FLOOR. COMPRISING LOUNGE, 2 DOUBLE BEDROOMS WITH FITTED STORAGE, LARGE WELL EQUIPPED KITCHEN WITH WASHING MACHINE, DRIER, DISHWASHER, FRIDGE, FREEZER AND BUILT-IN OVEN, EXTRACTOR AND HOB. STYLISH BASE AND WALL UNITS WITH GRANITE EFFECT WORKTOP AND STUNNING 4 PIECE BATHROOM SUITE WITH A WHIRLPOOL BATH AND SEPARATE CORNER SHOWER CUBICLE. THE OWNER HAS ALSO FITTED SOUNDPROOF FLOORING AND ENERGY EFFICIENT LOW-COST ELECTRIC HEATING.



- STUNNING 2 BEDROOM APARTMENT
- OCCUPYING THE WHOLE OF THE TOP FLOOR
- UPGRADED TO A VERY HIGH STANDARD
- PARKING PERMIT AVAILABLE ON APPLICATION
- WHIRLPOOL BATH
- SECURITY ENTRY

FIXED £90,000

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LOUNGE 15' 6" x 11' 9" (4.72M x 3.58M)

NICELY PROPORTIONED BRIGHT AIRY LOUNGE WITH SUNNY ASPECT, LAMINATE FLOORING, VERTICAL BLINDS, TV POINT IN WALL.

KITCHEN

WELL EQUIPPED UPGRADED KITCHEN WITH A RANGE OF BASE AND WALL UNITS WITH MAHOGANY DOORS AND TRIM WITH STAINLESS STEEL HANDLES AND COORDINATING WORK SURFACES WITH MATCHING UPSTANDS, INTEGRATED FOUR RING CERAMIC HOB WITH ELECTRIC OVEN BELOW, STAINLESS STEEL SPLASHBACK BEHIND SET INTO STAINLESS STEEL CANOPY, CONCEALED DOWNLIGHTERS BELOW WALL UNIT, STAINLESS STEEL SINK UNIT WITH MIXER TAP, FITTINGS FOR PLUMBING AND AUTOMATIC WASHING MACHINE, SPACE FOR FRIDGE AND FREEZER BELOW WORK SURFACES, SLATE EFFECT LAMINATE FLOORING, POSSIBLE SPACE FOR DINING IF REQUIRED.

HALLWAY

LONG HALL WITH LAMINATE FLOORING, TELEPHONE FOR SECURITY DOOR LOCKING SYSTEM, DEEP WALK IN SHELVED STORAGE CUPBOARD, GLAZED PANEL DOOR TO LOUNGE, ACCESS HATCH TO LOFT.

BEDROOM 1 12' 6" x 11' 8" (3.81M x 3.55M)

DOUBLE BEDROOM TO FRONT AGAIN WITH DOUBLE FITTED WARDROBE WITH SHELF, HANGING SPACE AND TWO SLIDING MIRROR DOORS, LAMINATE FLOORING, TV POINT IN WALL.

BEDROOM 2 11' 8" x 7' 10" (3.55M x 2.39M)

DOUBLE BEDROOM TO FRONT WITH LAMINATE FLOORING AND DOUBLE FITTED WARDROBE WITH SHELF AND HANGING SPACE, SLIDING MIRROR DOORS, TV POINT IN WALL.

BATHROOM

UPGRADED BATHROOM WITH WHITE SUITE WITH CISTERNESS W.C. AND W/H/B. SET INTO BATHROOM FURNITURE PROVIDING TOILETRY STORAGE SPACE, AQUA PANELLED SPLASHBACKS, JACUZZI BATH AND SEPARATE CORNER MATCHING SHOWER TRAY SET INTO AN AQUA PANELLED SHOWER AREA WITH GLAZED PANEL DOOR AND SCREEN, DOWNLIGHTERS, CATHEDRAL STYLE WINDOW, SLATE EFFECT CERAMIC FLOOR TILES, HEATED TOWEL RAIL.



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FIXED £90,000