



130 GERRARD STREET, ABERDEEN. AB25 1FE.

PRICE REDUCED ON THIS IMMACULATLY PRESENTED, SUPERB 2 BEDROOM APARTMENT WHICH 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.

ALL FURNISHINGS INCLUDED IN SALE PRICE.

THE OWNER HAS ALSO FITTED SOUNDPROOF FLOORING AND ENERGY EFFICIENT LOW-COST ELECTRIC HEATING



- PRICE REDUCED
- OCCUPYING THE WHOLE OF THE TOP FLOOR
- WHIRLPOOL BATH
- CITY CENTRE LOCATION
- STUNNING 2 BEDROOM APARTMENT
- UPGRADED TO A VERY HIGH STANDARD
- SECURITY ENTRY
- CLOSE TO THE QUAY

FIXED £87,500

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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.

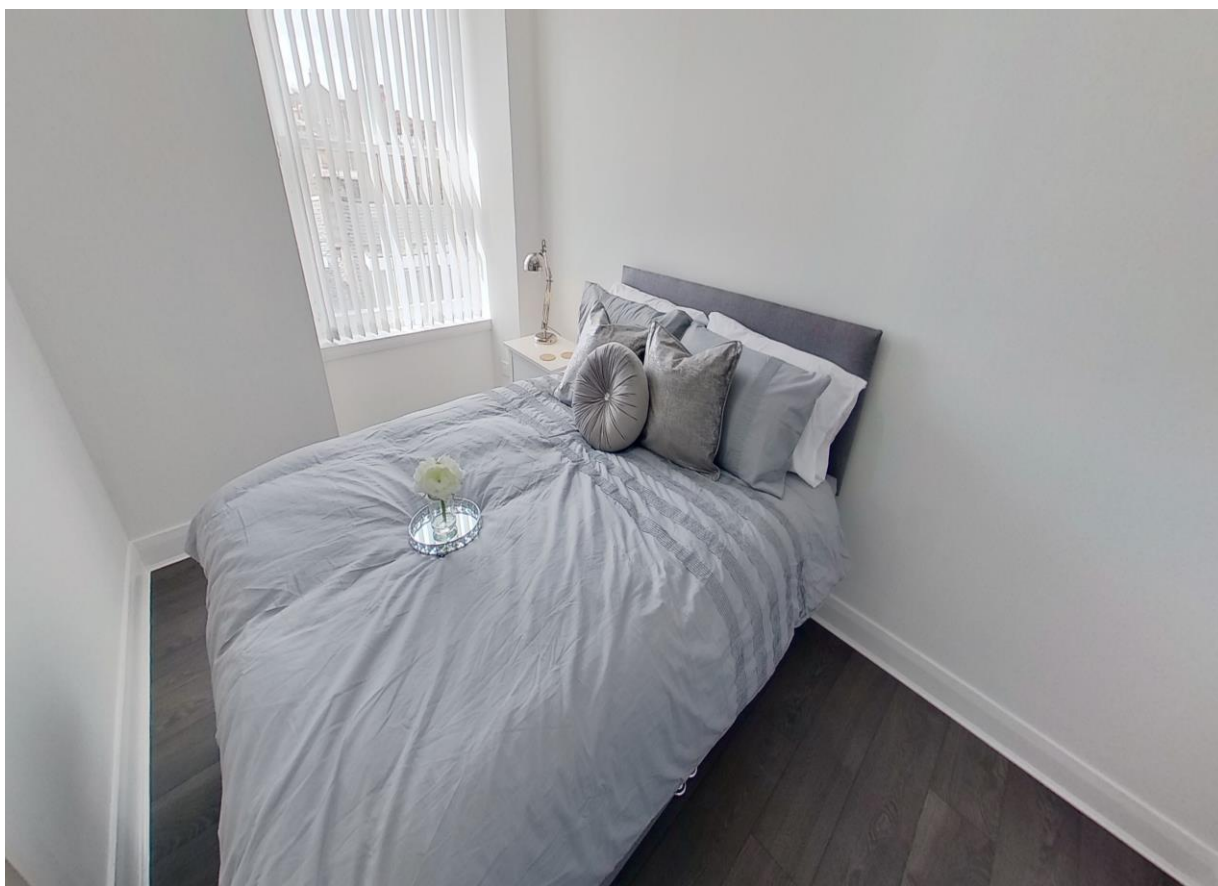
BATHROOM

UPGRADED BATHROOM WITH WHITE SUITE WITH CISTERNLESS 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.



As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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