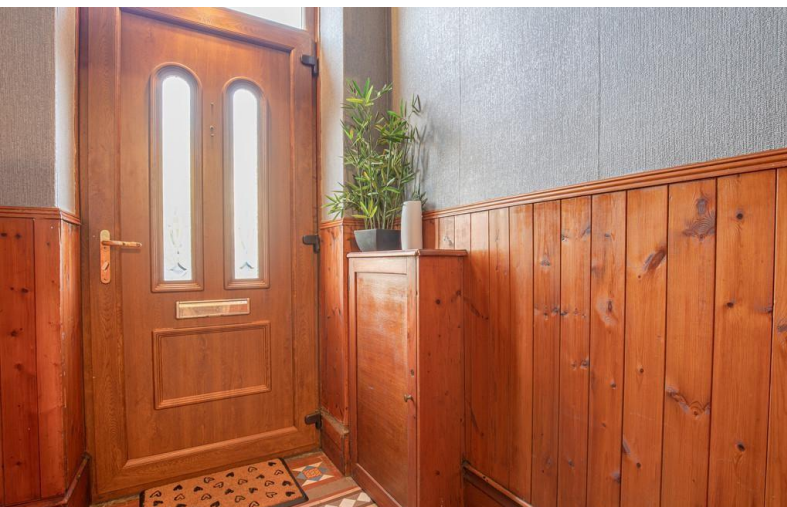


FOR SALE



Sunnybank Place , Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £110,000

MARTIN&CO



Sunnybank Place , Aberdeen

2 Bedrooms, 1 Bathroom

Offers In Region Of £110,000

STYLISH SUNNYBANK PLACE! Click on virtual tour! Located in the sought-after Sunnybank area, this well-presented self contained two-bedroom flat offers an excellent opportunity for first-time buyers, young professionals, families or investors seeking a strong rental property close to the University of Aberdeen and the city centre. The property forms part of a traditional granite building and combines classic charm with comfortable modern living.

- 2 Bed Self Contained Flat
- Gas Central Heating
- Large Communal Space
- Double Glazing
- Local Amenities Close by

Ideally situated within walking distance of local amenities, transport links, and green spaces—including the beautiful Seaton Park—this property combines convenience, comfort, and excellent value in one of Aberdeen's most popular residential pockets.

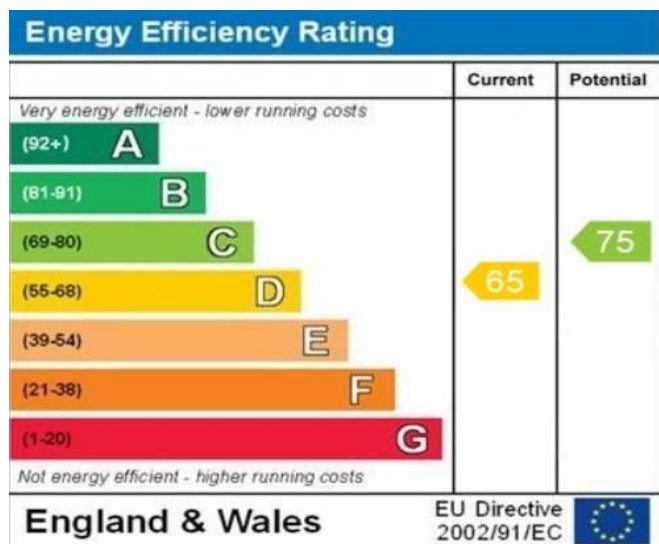
- Within easy walking distance of Aberdeen University – perfect for students and staff.

- Regular bus services to get you wherever you need to go.

- Walkable access to two major retail parks: Kittybrewster and Berryden.

- Seamless connections to business hubs such as Bridge of Don, Dyce, Tullos, and Altens.

- Excellent local primary and secondary schools nearby for families





ENTRANCE HALLWAY

The hallway is generous in size and is full of character and period features. It has signature mosaic flooring as you enter transitioning through to wood effect flooring. The high ceilings are decorated with a distinctive pair of Mascaron Corbels. The wall décor is half height wood panelling. There are transom lights which offer a stylish and efficient solution for increasing light flow and enhancing the overall ambience of the entrance way.

LOUNGE

The property boasts an impressive and beautifully presented lounge, featuring elegant high ceilings with detailed cornicing that enhance the sense of space and character. Finished in soft, contemporary tones, the room enjoys a warm and inviting atmosphere, complemented by large windows that allow natural light to flood the space throughout the day.

KITCHEN

The spacious and contemporary kitchen offers an ideal blend of style and functionality, thoughtfully designed to maximise both storage and worktop space. Finished with sleek white cabinetry and warm wood-effect surfaces, the room delivers a bright, modern aesthetic that will appeal to a wide range of buyers.

A large window allows generous natural light to illuminate the space, creating an airy and welcoming atmosphere. The kitchen is well equipped with integrated and free-standing appliances, including an oven with stainless-steel extractor hood, washing machine, and fridge-freezer, ensuring convenience for everyday living.

UTILITY

A practical utility room, providing valuable additional space. Bright and neatly finished in modern, neutral tones, the utility room is a highly useful and versatile space, it contributes significantly to the property's overall practicality and appeal.



BATHROOM

The property features a beautifully presented bathroom, fitted with a modern white three-piece suite that provides a clean and timeless look. The soft grey wall finish adds a contemporary touch, creating a calm and elegant atmosphere ideal for relaxation. Thoughtfully installed shelving offers practical storage for toiletries and towels while maintaining the room's sleek, uncluttered feel.



BEDROOM ONE

A bright and spacious double bedroom featuring wood-effect laminate flooring and a large window that fills the room with natural light. Neutral tones create a flexible foundation that would complement both classic and contemporary décor. The space offers ample room for free standing furniture and provides a comfortable, relaxing atmosphere.



BEDROOM TWO

A well-proportioned second bedroom with stylish wood-effect flooring and a generous window creating a bright and airy feel. Ideal as a guest room, home office, or a substantial dressing room offering flexible use to suit your needs. It currently features a generous fitted wardrobe ideal for all your storage needs. If desired this could be removed to further expand the space available.

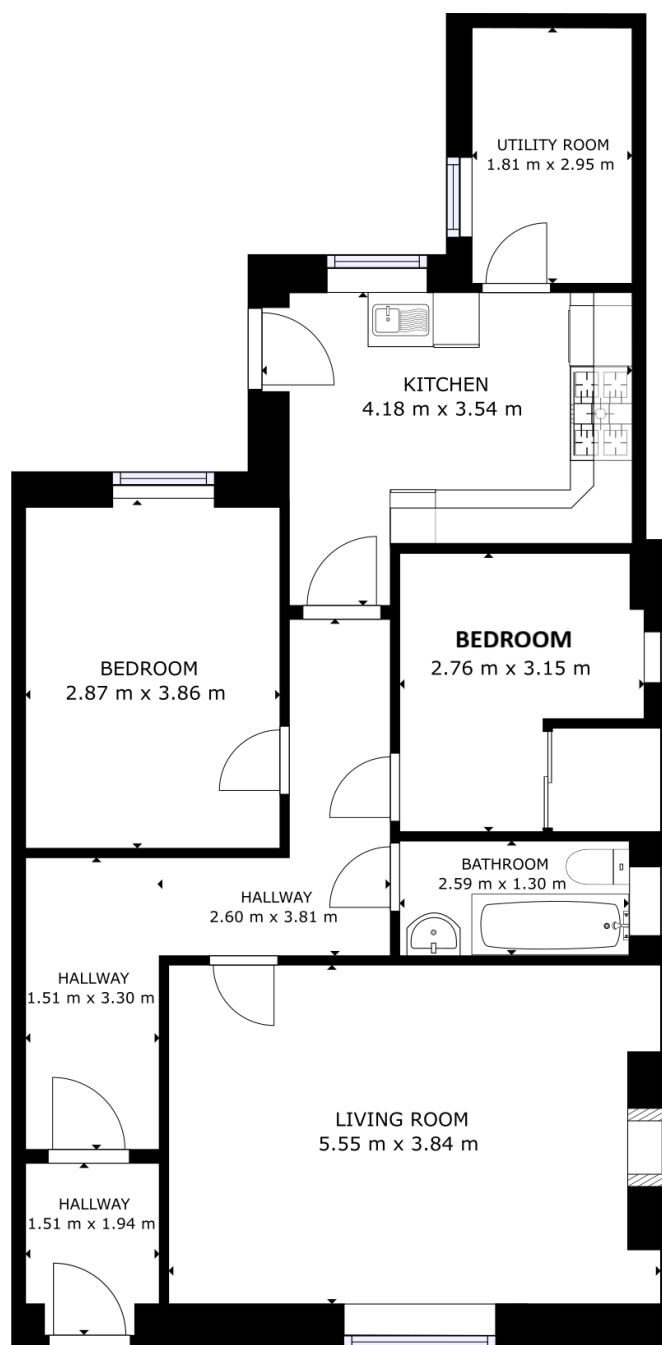




GARDEN

The property enjoys access to a generous and well-established rear garden, offering an excellent outdoor space ideal for relaxation, gardening, and entertaining. Mature trees and shrubs border the area, adding privacy, greenery, and seasonal interest.

The garden benefits from a spacious patio area close to the property—perfect for outdoor seating or dining—while the extensive lawn provides ample room for children to play, pets to roam, or enthusiastic gardeners to further landscape as desired. There is also a small low maintenance garden to the front of the property with shrubs and planters.



GROSS INTERNAL AREA

FLOOR 1: 83.89 m²

TOTAL: 83.89 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.