



## 52 Dee Village, Millburn Street, Aberdeen

Offers over £120,000



Freehold | EPC rating: B

- Spacious second floor property
- Two Double Bedrooms with Built-In Storage
- Access to private residents only gym
- Lovely bright living room
- Spacious Kitchen Diner
- Private parking

## Description

Northwood is delighted to offer for sale this bright and spacious second floor apartment located in a modern development in the City Centre. In immaculate order throughout and in a ready to move in condition this property benefits from two double bedrooms, bathrooms, secure entry, private gated parking and an on site gym and is an ideal purchase for first time buyers, professional couples or as a buy-to-let opportunity.

Measuring 56 m<sup>2</sup>, this spacious accommodation comprises; entrance hallway with storage cupboard, bright and spacious lounge with access to the modern dining kitchen, bathroom with mains powered shower over bath, two double bedrooms with built-in storage. This property provides ample space to work from home.

The property benefits from secure entry system, gas central heating and double glazing throughout. There is a generous area of green space around the development to enjoy and relax the outdoors.

The property is maintained under a factoring agreement with Newton Property Management which is £110 per month. This includes use of the private on-site gym, cleaning, building insurance and the grounds maintenance. Viewings are highly recommended to fully appreciate the accommodation and grounds on offer.

This popular residential development is located within close walking distance of Aberdeen City Centre and Union Square, providing easy access to shops, restaurants and all other city centre attractions. It is also ideally located for those working in the office accommodation on Riverside Drive. The AWPR is just a few miles away making an easy commute North and South of the City.

Note - All white goods, furniture, fitted flooring, window coverings and light fittings are included in the sale. Please note soft furnishings will be removed.

## Photographs



## Entrance Hallway

Beige carpet with white walls. Security handset. Heating controls. Wall mounted radiator. Pendant light fitting. Smoke Alarm. Storage cupboard.

## Lounge

Neutral walls with beige carpet. Large windows facing courtyard (Northeast facing). Wall mounted radiator. Pendant light fitting. Door to Kitchen.  
*4.8m x 3.4m (15'8" x 11'2")*

## Kitchen

Grey wooden flooring and neutral walls. single window facing courtyard (northeast facing). White modern kitchen units top and bottom, with light wood effect worktop. Gas hob and oven with silver extractor fan and stainless-steel splash back. Stainless steel sink and drainer with chrome hardware. Integrated washing machine, and fridge freezer. Boiler housed in kitchen cabinet. Wall mounted radiator. Pendant light fitting. Smoke and co2 alarms. Plenty of space for dining furniture.  
*3.3m x 2.9m (10'10" x 9'6")*

## Bedroom 1

Beige carpet with white walls. Double window facing (Southeast). Mirrored sliding door wardrobe with rail and shelf above. Pendant light fitting. Wall mounted radiator.  
*3.6m x 3.1m (11'10" x 10'2")*

## Bedroom 2

Beige carpet with white walls. Single window (Southeast facing). Mirrored sliding door wardrobe. Pendant light fitting. Wall mounted radiator.  
*3.6m x 2.5m (11'10" x 8'2")*

## Bathroom

Grey vinyl flooring and white tiled walls. Modern suite; mains powered shower over bath with shower screen, white WC and white sink with white vanity unit. Large, fixed wall mirror. Extractor fan. Shavers point. Wall mounted radiator. Spotlight fitting.  
*2.1m x 1.9m (6'11" x 6'2")*

## External

The property is set within landscaped grounds with allocated barriered parking. The grounds and internal communal areas are looked after under a factoring agreement. Access is permitted to a private gym exclusively for the use of residents of Dee Village.

## More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, schemes and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Map



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