

FOR SALE



36 Affleck Street

2 Bedrooms, 2 Bathroom, Apartment

£133,000 Offers Over

MARTIN&CO



- Ideal First Time Buyer Opportunity
- Property has to be viewed
- Secure Off Road Parking
- Close to City Centre
- Local Amenities Close by
- Shared Communal Garden
- Excellent Transport Links

Situated in the heart of Aberdeen's vibrant city centre, Affleck Street presents an excellent opportunity to acquire a stylish and well-positioned property within easy reach of a wide range of amenities, transport links, and leisure facilities. Ideally suited to first-time buyers, professionals, investors, commuters or those seeking a convenient city lifestyle, the property enjoys a prime location within the popular Ferryhill district. The accommodation offers bright and well-proportioned living space, enhanced by large windows allowing an abundance of natural light throughout. The property combines modern comfort with practical city living, featuring neutral décor, spacious interiors, and a welcoming atmosphere ideal for both relaxing and entertaining.

Affleck Street benefits from exceptional connectivity, with Aberdeen Railway Station located just a short walk away, providing excellent transport links across the city and beyond. A variety of local bus routes are also easily accessible nearby, making commuting straightforward and convenient. Residents are perfectly placed to enjoy the many amenities Aberdeen city centre has to offer, including an extensive selection of shops, cafés, restaurants, bars, and supermarkets. Nearby conveniences include Marks & Spencer Foodhall and Sainsbury's Local, while Union Square Shopping Centre, Aberdeen Harbour, and the city's business district are all within close proximity. The area is also well-served by recreational facilities and green spaces, with Duthie Park, the River Dee walkway, and Aberdeen Beach all easily accessible.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM Bright and inviting living room featuring a contemporary open layout with abundant natural light from large windows dressed in elegant floor-length curtains. The space is thoughtfully styled with neutral tones, warm wood flooring ideal for relaxing or entertaining. Ample space for a variety of seating arrangements, tasteful décor, and minimalist design elements enhance the room's airy feel, while soft lighting and clean finishes complete the sophisticated aesthetic. Perfectly suited for modern living with a balance of comfort and style.

KITCHEN The well-appointed kitchen is conveniently located just off the living room, creating an ideal layout for both everyday living and entertaining. Fitted with a range of contemporary light wood base and wall units complemented by stylish charcoal-coloured work surfaces, the space offers both practicality and modern appeal. Integrated appliances are seamlessly incorporated within the design, while additional space is available for freestanding appliances. Finished with durable tiled flooring, the kitchen provides a bright and functional environment perfectly suited to modern lifestyles

BATHROOM The bathroom is tastefully presented in warm, inviting décor, creating a comfortable and relaxing space. The white suite comprises a bath with shower positioned overhead, WC, and hand wash basin. Additional built-in storage cupboards provide



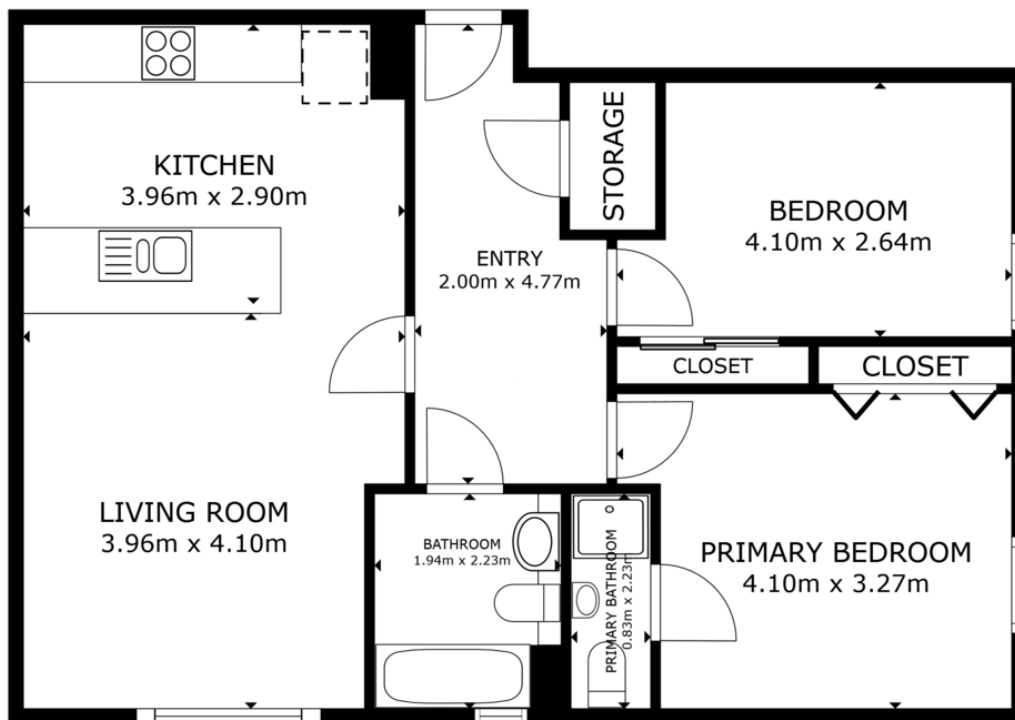
practical storage solutions, while the well-maintained finish and functional layout make this an ideal bathroom for modern day living.

BEDROOM ONE The generously proportioned double bedroom is presented in neutral décor, creating a bright and relaxing atmosphere. A large window allows for an abundance of natural light, enhancing the spacious feel of the room. Benefiting from fitted mirrored wardrobes providing excellent storage solutions, the bedroom also offers ample space for additional freestanding furniture, making it both practical and comfortable.

BEDROOM TWO The spacious double bedroom is beautifully presented in neutral décor complemented by a stylish feature wall, creating a warm and contemporary feel. A large window floods the room with natural light, enhancing the bright and airy atmosphere. The room further benefits from fitted double mirrored wardrobes providing excellent built-in storage, while still offering ample space for additional freestanding furniture, making it adaptable for all your needs

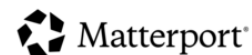
EN-SUITE The en-suite shower room is finished in soft pale blue tones, creating a fresh and calming atmosphere. The suite comprises a shower enclosure, WC, and hand wash basin, offering a practical and well-presented space designed for everyday comfort and convenience.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 69.7 m²
 TOTAL : 69.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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