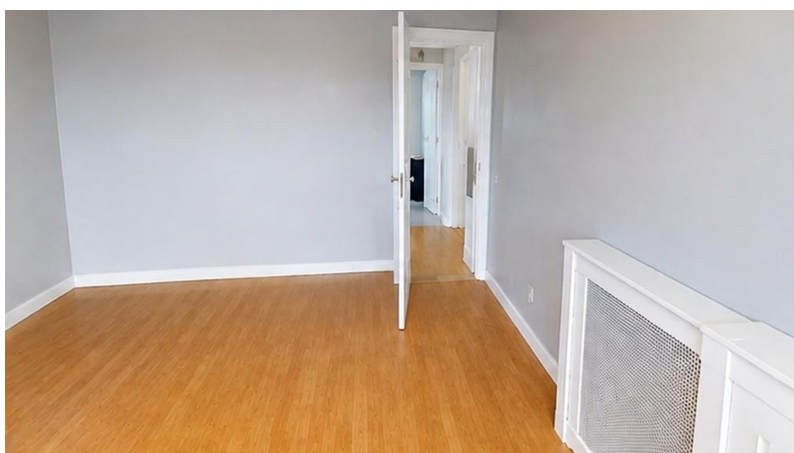


FOR SALE



Crown Street, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £93,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Close proximity to city centre
- Excellent transport and commuter links
- Local Amenities Close by
- Wide variety of restaurants

CRACKING CROWN STREET! Fantastic sized two-bedroom top floor apartment close to the City Centre. Crown Street lies just off Union Street at Aberdeen's main thoroughfare.

With the city centre's host of amenities within walking distance of the property, including Union Square with its cinemas, restaurants, and shopping facilities. Aberdeen bus and rail stations are also within walking distance and regular public transport to many parts of the city is readily available on Union Street itself. This property would be ideal for first time buyers, professionals or buy to let investors.

Aberdeen City Centre is a thriving urban hub with a wide variety of shops, restaurants, and a busy nightlife. There are fantastic public transport links to all areas of the city, and the bus and train stations are situated here for easy out-of-town travelling.

Area features include:

- City centre shopping centres and shops
- Wide variety of restaurant options
- Proximity to Aberdeen's nightlife
- Excellent transport links to all areas of the city

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE A bright and inviting lounge offering a stylish, contemporary living space with an excellent sense of natural light and openness. The room benefits from attractive wooden flooring, neutral décor and large windows, creating a warm and welcoming atmosphere throughout. The generous layout provides ample space for comfortable seating and entertaining, while the clean, modern finish offers a versatile setting that would suit a range of interior styles. A lovely principal reception room with plenty of natural light, making it an ideal space for relaxing and enjoying everyday living.

KITCHEN A bright and practical kitchen featuring a range of fitted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The space benefits from excellent natural light, creating a fresh and welcoming environment. The kitchen offers a good amount of worktop and storage space, together with integrated electric hob facilities and provision for additional appliances such as a washing machine and drier. Attractive wooden effect flooring adds warmth to the room, while the neutral colour scheme provides a versatile backdrop for modern living. A well-proportioned and functional kitchen, ideally suited to both everyday cooking and entertaining.

BEDROOM ONE A well-proportioned and inviting principal bedroom offering a comfortable and relaxing retreat. The room benefits from an abundance of natural light, creating a bright and airy feel, while the

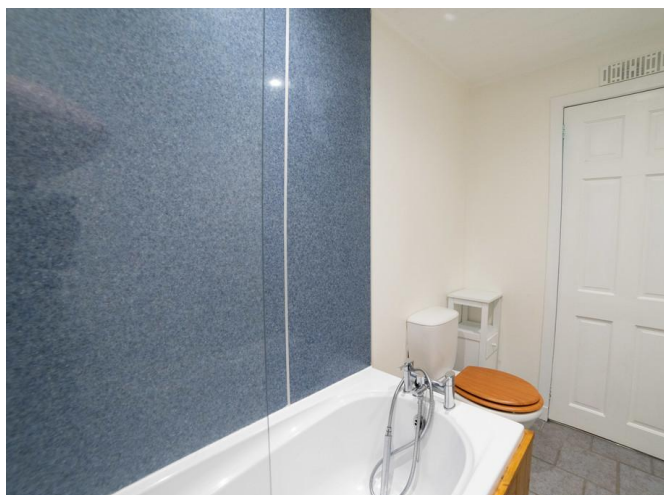


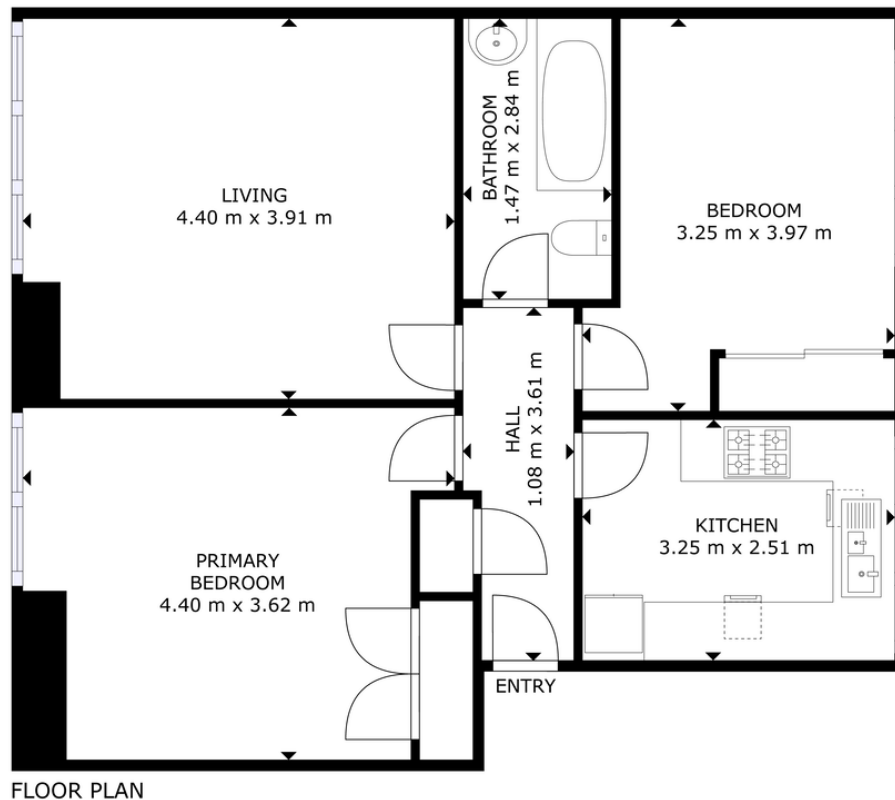
neutral décor provides a versatile backdrop for a variety of furnishings and personal styles.

The generous layout provides ample space for a double bed and additional bedroom furniture, with attractive feature wallpaper adding character and visual interest. A practical and comfortable bedroom, ideally suited to modern living.

BEDROOM TWO A bright and generously proportioned second bedroom, offering a versatile space ideal for a guest room, child's bedroom or home office. The room benefits from an abundance of natural light, a neutral décor scheme and attractive fitted carpet, creating a warm and inviting atmosphere. A large window provides plenty of daylight, while the generous floor area allows ample room for bedroom furniture. A well-presented and practical room that would appeal to a wide range of prospective purchasers.

BATHROOM A stylish and well-presented bathroom, finished in a contemporary design with a clean and modern feel. The suite comprises a full-size bath with overhead shower, modern wash hand basin and WC, complemented by attractive wall tiling and sleek chrome fittings. A heated towel rail provides a practical finishing touch, while recessed spotlights create a bright and welcoming space. Overall, a smart and contemporary bathroom that is both functional and appealing.





GROSS INTERNAL AREA
FLOOR PLAN: 62 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • Aberdeen • AB25 2YH
T: 01224 63 65 00 • E: aberdeen@martinco.com
Letting Agent Registration No. LARN1905074

01224 63 65 00
<http://www.martinco.com>



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.

