



## 61D Orchard Street Offers over £73,000



Freehold | EPC rating: C

- Bright First Floor Apartment In Old Aberdeen
- Double Bedroom
- Shared Rear Garden with Patio Area

- Bright Kitchen/Diner with Intergrated Appliances
- Short Walk to Amenities and Aberdeen University
- Ideal Buy to Let or First Time Buyer Opportunity

## Description

Northwood are delighted to offer for sale 61D Orchard Street, a bright and well-presented first floor apartment in the popular conservation area of Old Aberdeen. The property is in ready to move in condition for ease of the purchaser and viewings are highly recommended.

The first-floor apartment measures 45 sqm and comprises of: entrance hallway, double bedroom with ample space for free standing furniture, and a bright lounge to the front of the property with ample space for a home working setup. The modern fully fitted kitchen/diner benefits from integrated appliances throughout. The property has gas central heating, double glazing, and there is a shared rear garden with patio area. Select furnishings are available by separate negotiation.

Located in Old Aberdeen, this property is ideally located near the entrance to the large and beautiful Seaton Park with riverside walks along the River Don and vast green space to enjoy. The property also provides easy access to Aberdeen University and Kings College Campuses and has great public transport links around the city. Aberdeen Beach Boulevard and Aberdeen Football Club's Pittodrie Stadium are also in easy reach. There is a supermarket just a short distance away with further retail parks in Bridge of Don, Beach Boulevard and Kittybrewster a short driving distance.

This property represents an ideal opportunity for a buy-to-let investor or first-time buyer seeking a well-located, move-in ready apartment with the benefits of Old Aberdeen's character and community. Please contact Northwood Aberdeen to arrange a viewing.

NOTE HOME REPORT - The home report is available to view on the Northwood website portal ([northwooduk.com/aberdeen](http://northwooduk.com/aberdeen))- within the listing and select "View home report".

## Photographs



### Entrance Hall

Neutral walls with light wooden effect flooring. Small high-level cupboard with fuse panel and electric meter. Pendant light fitting. Smoke alarm. Hive heating control.

### Lounge

North facing window overlooking the front of the property. Grey papered walls with light wooden effect flooring. Wall mounted radiator. Pendant light fitting. Ample space for home working.  
*3.9m x 3.8m (12'10" x 12'6")*

### Kitchen/Diner

Modern white gloss base and wall units with chrome handles. Light wooden-effect worktop. White tiled splashback. South facing window overlooking the rear of the property. Wall papered feature wall. Integrated electric oven, induction hob with extractor fan above. Integrated dishwasher and washing machine. Stainless steel sink and drainer with chrome tap. Freestanding fridge/freezer. Ample space for dining furniture. Storage cupboard with boiler. Wall mounted radiator. Pendant light fitting. Smoke Alarm. Co2 alarm.  
*3.6m x 3.2m (11'10" x 10'6")*

### Bedroom

Neutral walls with light wooden effect flooring. Window overlooking the front of the property. Generous room with space for free standing furniture. Wall mounted radiator. Pendant light fitting.  
*3.9m x 2.9m (12'10" x 9'6")*

### Shower room

Modern shower room with white tiled effect surround and mains shower. Slate effect shower tray and floor tiles. White WC and pedestal basin. Wall mounted mirror with touch light. Chrome towel rail. Spotlight fitting. Extractor fan.  
*2.3m x 1.5m (7'6" x 4'11")*

### External

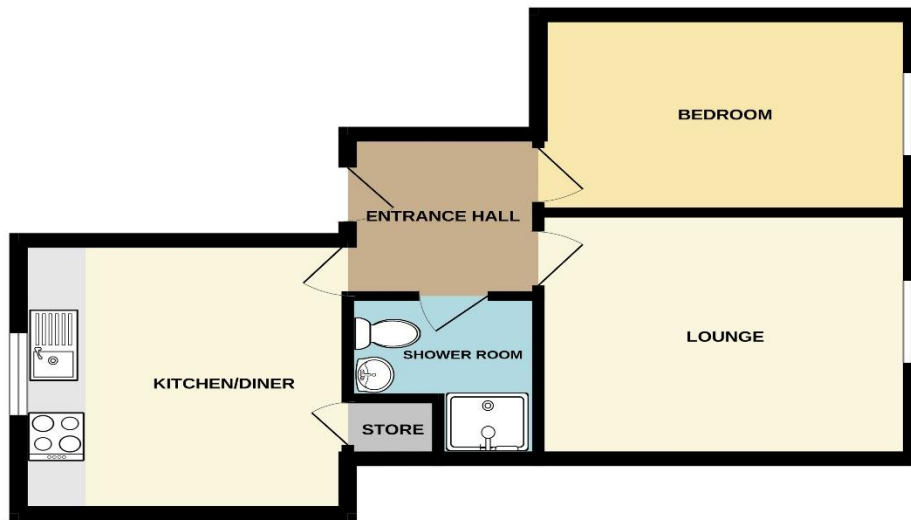
Shared rear garden mainly laid to lawn, surrounded with mature trees and shrubs. Patio area. Shared outbuilding/shed. On street parking to the front of the property.

## More photographs



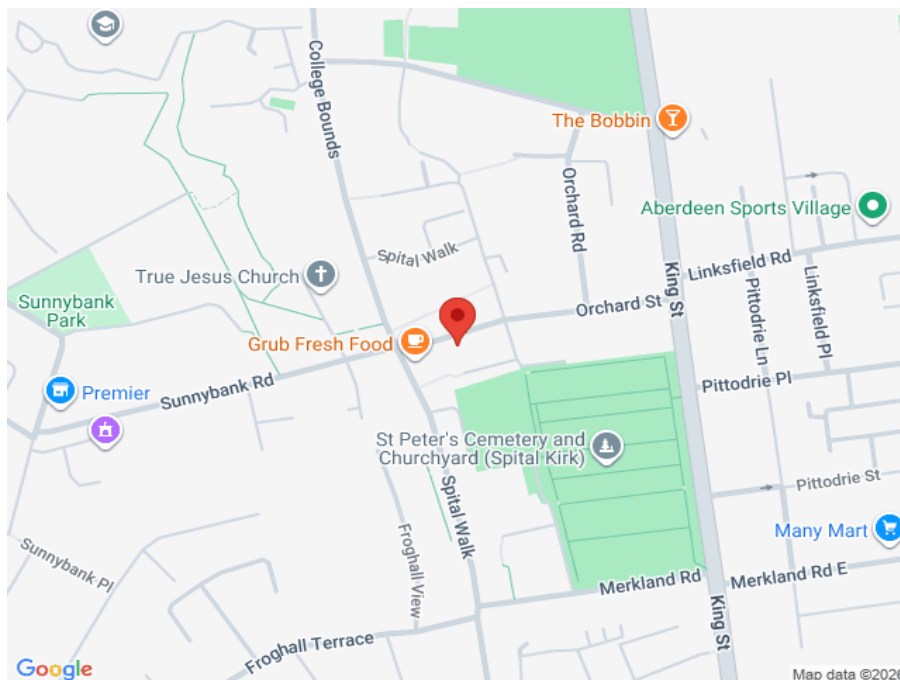
DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Map



[northwooduk.com/aberdeen-estate-agents](https://northwooduk.com/aberdeen-estate-agents)