



43 Mearns Street, Aberdeen

Offers over £123,000



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Freehold | EPC rating: B

- Third floor modern apartment
- Wonderful living room
- Family bathroom

- Overlooking Aberdeen Harbour
- Two sizeable bedrooms (one en suite)

Description

Presenting a modern third floor apartment overlooking Aberdeen Harbour, this residence offers a combination of comfort and convenience within a sought-after location. The property features two sizeable bedrooms, one of which benefits from an en suite facility, ensuring privacy and practical living. A separate family bathroom is thoughtfully designed to cater to the needs of both residents and guests.

The spacious living room is arranged to maximise natural light and provides a welcoming space for relaxation or entertaining. The property is equipped with gas central heating, ensuring warmth and efficiency throughout the year. Additional benefits include secure parking, offering both peace of mind and convenience for vehicle storage.

Viewings are recommended to fully appreciate the modern design and the unique perspectives across the harbour. Please contact Northwood Aberdeen to arrange a viewing.

The property has a video security entry system, and the development is factored looking after the communal areas and lifts.

Mearns Street is situated within the City Centre of Aberdeen just off Regent Quay. Easy walking distance to Union Square as well as a wealth of amenities to include restaurants, bars and leisure pursuits. Bus and railway stations are within walking distance providing excellent links within Aberdeen and beyond. Close to the Beach and the amenities on offer there.

Aberdeen is a vibrant city renowned for its historical landmarks, cultural attractions, and thriving business community. The harbour-side location ensures picturesque views and proximity to waterfront walks, adding to the overall appeal of the area.

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

Photographs



Rooms

Entrance hallway

An L-shaped hallway allows access to all the accommodation. Two large cupboards, one housing the central heating boiler and electrics and the second is excellent storage. Laminate flooring, two pendant lights and entryphone video handset. Radiator.

Living room

A stunning room overlooking the harbour by way of full height windows. Laminate flooring, decorative ceiling light fitting and radiator. Ample space for entertaining and dining. Radiator.
6.22m x 3.24m (20'5" x 10'7")

Kitchen

Fitted with a range of wall and floor beech effect units with complementary dark surfaces, and tiled splashbacks, the kitchen includes space for fridge freezer, gas hob and electric oven, washing machine and small dishwasher set into a cupboard. A high-level window looks to the walkway.
3.4m x 2m (11'2" x 6'7")

Bedroom 1

A large room with views to the harbour. Fitted wardrobe storage and carpeted floor. Radiator and pendant light.
6.16m x 2.48m (20'2" x 8'1")

En suite shower room

Useful en suite shower room with cubicle with electric shower, WC and pedestal wash hand basin. Two mirrored wall cabinets and vinyl flooring.
2.41m x 1.49m (7'11" x 4'11")

Bedroom 2

Looking to the harbour by way of a full height window, this carpeted room boasts fitted wardrobe storage, radiator and pendant light.
5.62m x 2.54m (18'5" x 8'4")

Bathroom

A spacious bathroom with three-piece suite of bath with shower over, and surrounding tiling, pedestal wash hand basin and WC. two wall mounted medicine cabinets. Vinyl flooring, radiator and extractor fan.
2.33m x 1.93m (7'7" x 6'4")

External

The property is accessed from an external walkway and had lift access. Underground parking is available.

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



While every effort has been made to ensure the accuracy of the floorplan (distances, measurements of areas, volumes, views and any other facts are approximate and no responsibility is taken for any errors or omissions), the floorplan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The layout, systems and appliances shown may not be exact and no guarantee is given. Made with Mapbox ©2025

Map



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