



17 Bedford Place, Aberdeen

Offers over £108,000



Freehold | EPC rating: D

- Well presented two bedroom apartment
- Fully fitted kitchen
- Two double bedrooms
- Quiet established location
- Lovely living room with dining space
- Exclusive garden and outdoor storage

Description

Northwood are delighted to offer for sale this well presented two bedroom self contained upper apartment in an established neighbourhood close to the University of Aberdeen. This 2 bedroom first floor home is in a traditional granite property and provides bright and airy space. The property benefits from exclusive garden area, outdoor storage and own entrance reached by way of stone staircase to the rear of the property.

This spacious 55 sq.m property is accessed from an exclusive entrance door to the rear of the property, from the immaculately presented rear garden. The accommodation comprises an entrance hallway, hallway, living room with space for dining, fully fitted kitchen, two bedrooms, and bathroom.

Please note all light fittings, window coverings, fitted floor coverings and white goods are included in the sale.

Bedford Place is a quiet street well served by independent convenience stores and national retailers at the nearby Kittybrewster retail park. Ideally positioned for reaching the University of Aberdeen this is a great proposition for someone looking to live near to the campus or in fact as an investment opportunity. Perfect first time purchase with ample off street parking. The city centre is within easy walking distance as is the Aberdeen Royal Infirmary and public transport links make this an accessible location.

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".

Viewings are highly recommended to appreciate this spacious apartment in ready to move in condition and providing easy access to local amenities. Please contact Northwood Aberdeen to arrange a viewing.

Photographs



Rooms

Entrance Hallway

This bright entrance hall has a high-level window and coir matting with wall papered feature wall. Wall mounted coat hooks.

Hallway

The hallway has beige carpet with contrasting wallpaper with dado rail. There is a large cupboard housing the combi boiler and a hatch allows access to the roof space. Radiator and two pendant light fittings.

Lounge

This bright room has a large window to the front allowing light to illuminate this welcoming room. A fireplace with gas inset is a traditional focal point. Neutral walls and beige carpet. Dining area has modern vinyl flooring. Please note dining table and chairs are included in the sale. There is a radiator and pendant light fitting.

3.29m x 4.85m (10'10" x 15'11")

Kitchen

Fully fitted with a range of grey wall and floor units with coordinating wooden effect work top and tiled splashback. Contrasting wooden effect flooring with papered feature wall. This is a well-appointed room with a window looking over the garden. Freestanding washing machine, gas hob with oven and hood over. Triple ceiling spotlight fitting and radiator.

2.24m x 2.93m (7'4" x 9'7")

Bedroom 1

With a window overlooking the front, this is a stylish spacious bedroom with fitted storage and shelved area. White walls with wall mural and beige carpet. There is a radiator and pendant light fitting. White chest of drawers is included in the sale.

2.69m x 4.34m (8'10" x 14'2")

Bedroom 2

With a large Velux window, this second bedroom has white walls with stunning wall art mural and beige carpet. Radiator and ceiling light fitting.

2.24m x 2.93m (7'4" x 9'7")

Bathroom

White walls with modern tiled effect flooring. Comprising a three-piece white suite, of bath with electric shower over, and screen, pedestal wash hand basin and WC, the walls are partially tiled. Extractor fan and spotlight ceiling light fitting.

1.78m x 1.85m (5'10" x 6'1")

External

The exclusive garden area is well presented and tidy with the exclusive area being directly opposite the wash house and boasts an exclusive red brick storage shed. Shared former wash house still with double Belfast style sinks and currently used as utility space. Tumble dryer and freezer are included in the sale. Street parking at front of 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, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, legibility and appearance cannot be guaranteed and no guarantee as to their availability or efficiency can be given.
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Map



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