

FOR SALE



Charlotte Street TFR, Aberdeen

1 Bedroom, 1 Bathroom, Apartment

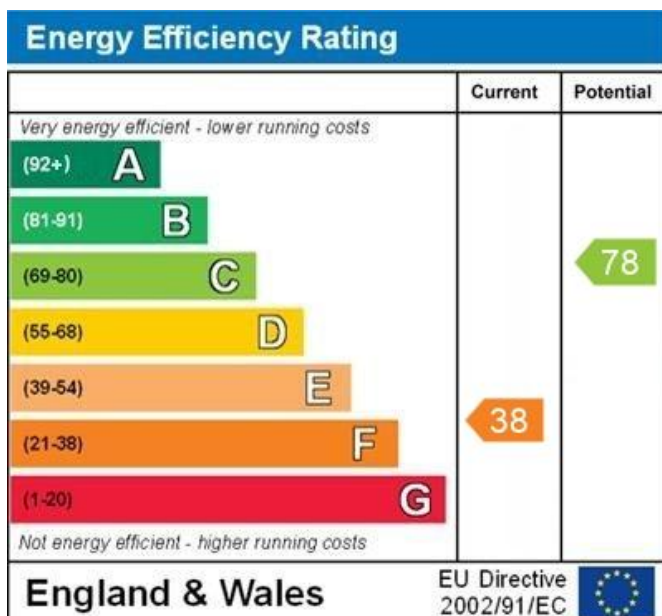


- Ideal First Time Buyer Opportunity
- Ideal Investment opportunity
- Electric Storage Heating
- Local Amenities Close by
- Close to City Centre
- Excellent transport links
- LARN: 1905074

Convenient Charlotte Street, presents an excellent opportunity to acquire a well-proportioned one-bedroom flat in an ideally situated city-centre location. Ideal for first-time buyers, professionals, or investors, the property offers comfortable accommodation within easy reach of Aberdeen's key amenities.

Situated just off George Street, the flat enjoys a prime position close to a wide range of shops, cafés, restaurants, and local services.

Union Street, the main thoroughfare of the city, is within walking distance, providing access to major retail outlets, nightlife, and leisure facilities. Excellent public transport links are available nearby, and Aberdeen University, the beach promenade, and the city's business districts are all easily accessible.



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The area is well served by everyday conveniences including supermarkets, gyms, and medical facilities, while nearby green spaces offer opportunities for outdoor recreation. With its central location and strong rental demand, this property represents a superb blend of lifestyle appeal and investment potential.

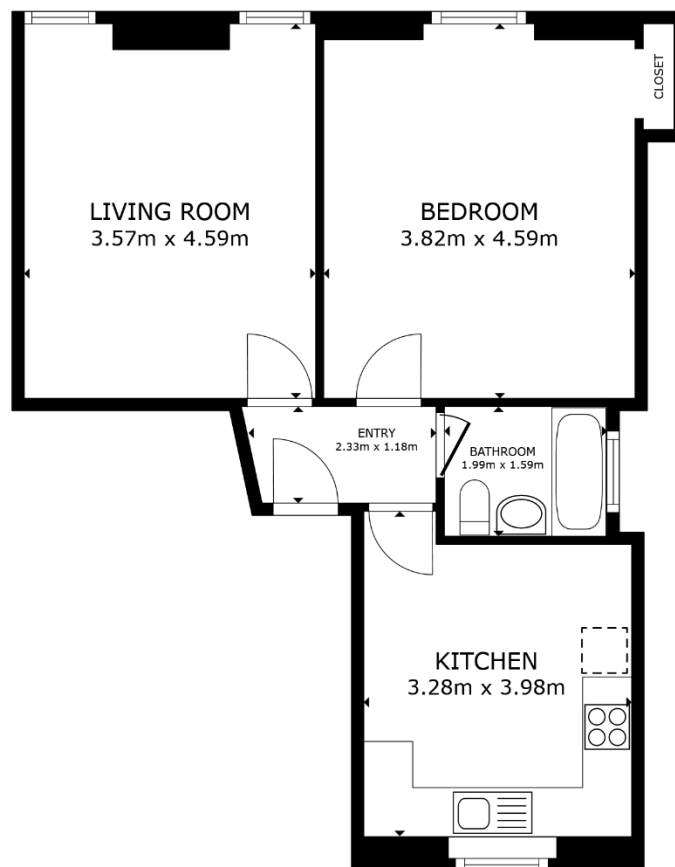


LOUNGE The spacious living room offers excellent versatility, comfortably accommodating a variety of furniture arrangements. Enhanced by attractive wood-effect flooring and high ceilings, the room feels both stylish and airy. Two large windows flood the space with natural light, creating a bright and welcoming atmosphere. Finished in a neutral décor throughout, this impressive living area provides an ideal setting for both relaxation and entertaining.

KITCHEN The fitted kitchen is well designed and thoughtfully laid out, featuring light wood wall and base units complemented by stylish charcoal worktops. An integrated electric hob and oven provide a sleek, modern finish, while ample space is available for additional appliances including a fridge freezer and washing machine. The room offers generous space to accommodate a separate dining area, making it ideal for both everyday use and entertaining. Finished with durable tiled-effect vinyl flooring and enhanced by a window providing natural light and ventilation, this kitchen is both practical and inviting.

BEDROOM The generously sized double bedroom offers a bright and comfortable retreat, with ample space to accommodate a range of freestanding furniture. Finished with attractive wood-effect flooring, the room benefits from built-in shelving, providing practical storage while maintaining a clean and uncluttered feel. A large window allows for excellent natural light, enhancing the sense of space and creating a welcoming

BATHROOM The bathroom is fitted with a clean and functional white three-piece suite, complemented by an over-bath electric shower for everyday convenience. The walls are finished with attractive white and blue tiling, creating a fresh and bright appearance. Well laid out and easy to maintain, this bathroom provides a practical and comfortable space suited to modern living.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 54.7 m²
TOTAL : 54.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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