

**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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

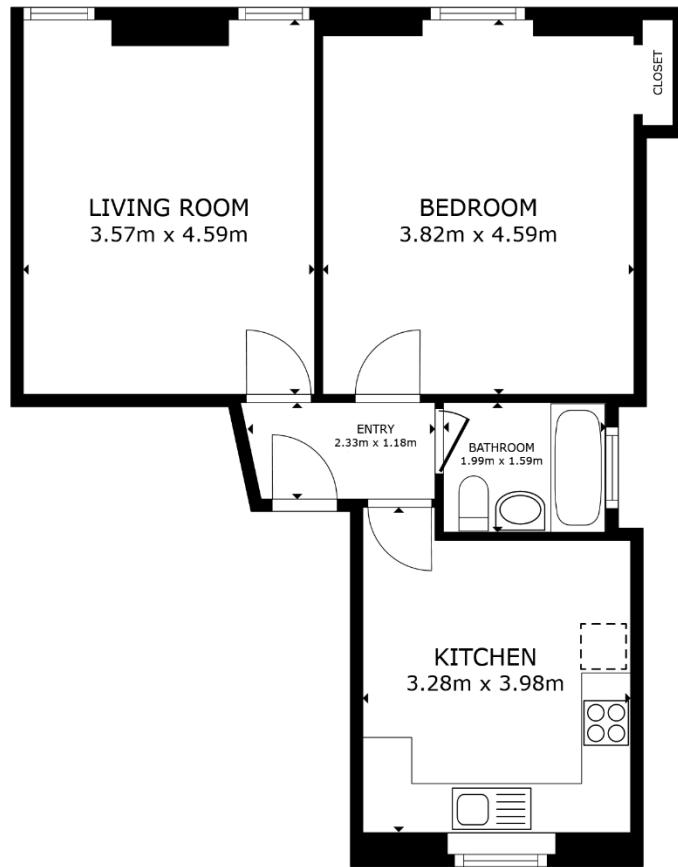


**LOUNGE** The spacious living room offers excellent versatility, comfortably accommodating a variety of furniture arrangements. Enhanced by attractive wood-effect flooring and high ceilings, the room feels both stylish and airy. Two large windows flood the space with natural light, creating a bright 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 m<sup>2</sup>  
 TOTAL : 54.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

## Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH

T: 01224 63 65 00 • E: [aberdeen@martinco.com](mailto:aberdeen@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.