

Flat 2, 10 Belmont Street

ABERDEEN, AB10 1JE



Immaculate traditional second-floor one-bedroom flat, located within the heart of Aberdeen's bustling City Centre



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McEwan Fraser Legal are delighted to offer this immaculate property to the market, located in the city centre. The present owners, during their tenure, have maintained, redecorated, and refurbished as necessary, with the property decorated in clean, neutral tones and quality floor coverings throughout. The property is protected by a security entry system, leading to the entrance hall and the bright, well-kept traditional Victorian communal stairway, offering generously sized accommodation with full secondary glazing and gas central heating throughout. With its fantastic walk-in condition and central location, this property would be a superb first-time purchase, a superb buy-to-let investment, or a great fit for a professional couple. Early viewing is highly recommended.

THE LOUNGE



The property comprises an internal hallway leading to all other rooms, including a well-proportioned lounge, and a recently fitted modern kitchen with multiple wall and base-mounted units, a breakfasting area and integrated appliances.

THE KITCHEN





There is a large double bedroom with a fitted double wardrobe, and a generously sized bathroom with an over-the-bath electric power shower. On the half landing, there is a very useful cupboard.

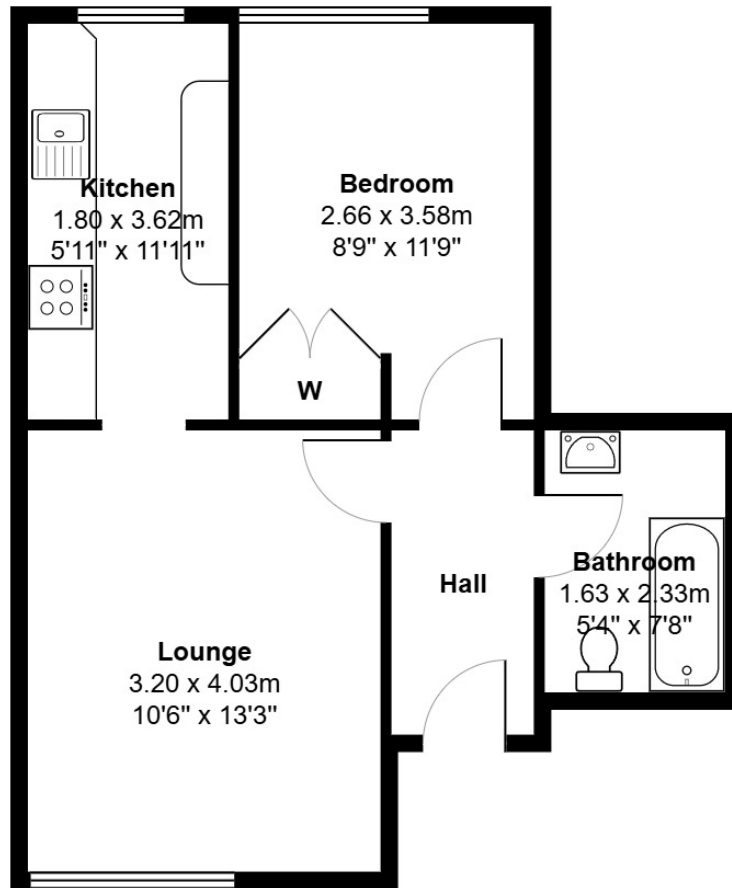
THE BATHROOM



THE BEDROOM



FLOOR PLAN & DIMENSIONS

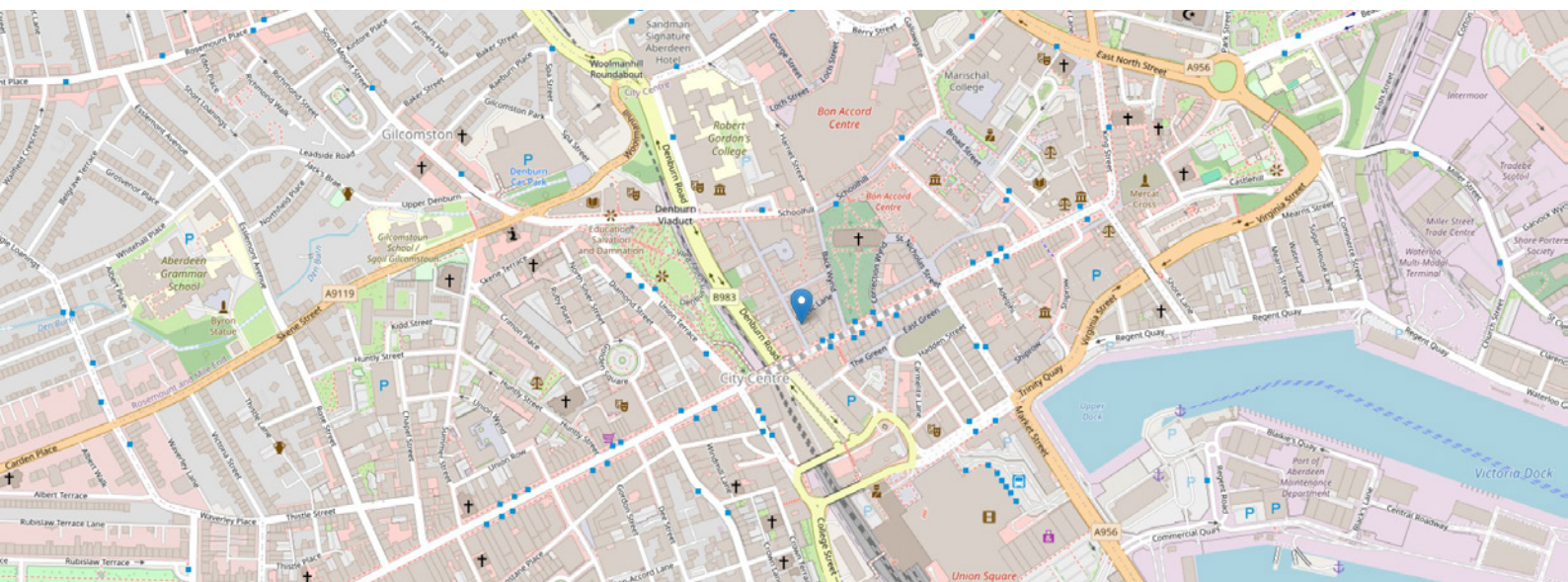


Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 39m² | EPC Rating: D

Extras: All fitted floor coverings, curtains, blinds, light fittings and shades are included as part of the sale. Additional soft furnishings and electrical items are by separate negotiation.

Note: A factor is employed for the maintenance and cleaning of all communal areas. The roof was replaced in 2015/16, supported by the Aberdeen City Heritage Trust.



THE LOCATION

Flat 2, 10 Belmont Street is located within the heart of Aberdeen's bustling City Centre, providing all the amenities one would expect with modern-day city living, offering a wide and varied range of amenities, including shopping malls, restaurants, wine bars, delicatessens, cultural pursuits, multiplex cinemas and theatres.





The property is well served by local public transport, with the city offering excellent bus and rail services; the City's bus and railway stations are also within a short walk of the property at Union Square, with national & international flights being provided from Dyce Airport. The main east coast rail network operates through Aberdeen, providing a link to the central belt, the south and west to the city of Inverness. The property is ideally located for both the student and the professional employee, with Aberdeen University and Robert Gordon University a short distance away, and in addition, the Royal Cornhill and Foresterhill hospitals are equally close.



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