

FOR SALE



Bank Street, Aberdeen

1 Bedroom, 1 Bathroom, Attic Floor Apartment

Offers Over £58,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Excellent transportation links
- Close to City Centre
- Local Amenities Close by
- Shared Communal Garden

Beautiful Bank Street within the established residential area of Ferryhill, this Attic Floor Right property presents an appealing opportunity for buyers seeking convenient city living. The property enjoys a desirable location within easy reach of Aberdeen city centre, while benefiting from the established amenities and character of this popular neighbourhood. The surrounding area provides an excellent selection of everyday conveniences, including local shops, supermarkets, cafés and other services.

For those commuting or enjoying the city, Aberdeen railway station is approximately 0.4 miles away, while the nearby bus network provides convenient connections across Aberdeen and the surrounding areas. The city centre, including Union Square, is also within comfortable walking distance, offering an extensive choice of retail outlets, restaurants, leisure facilities and cinema amenities.

The location is particularly attractive for those who enjoy access to green space, with the popular Duthie Park and its extensive open areas and riverside walks situated close by.

Overall, the property benefits from a highly convenient Ferryhill location, combining easy access to Aberdeen city centre, excellent transport links, local shopping and leisure facilities, together with attractive outdoor spaces nearby. This makes the property an appealing proposition for a range of purchasers, including first-time buyers, professionals and investors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



OPEN PLAN LIVING ROOM/KITCHEN

The bright and welcoming open-plan living room and kitchen provides a versatile and sociable heart to the property, combining comfortable living space with a well-appointed modern kitchen. Generous windows allow plenty of natural light to fill the room, creating a pleasant and airy atmosphere.

The kitchen is fitted with a range of light wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is excellent provision for appliances, including an integrated-style oven and hob, washing machine and freestanding fridge freezer, while the layout offers useful storage and practical workspace.

The living area provides ample room for comfortable furnishings and benefits from an attractive open outlook through the large windows. The open-plan arrangement creates a flexible space ideal for both everyday living and entertaining, with the kitchen remaining conveniently connected to the main living area. Finished in a neutral and contemporary style, this well-proportioned room offers an appealing combination of comfort, practicality and natural light, making it a particularly inviting space within the home.



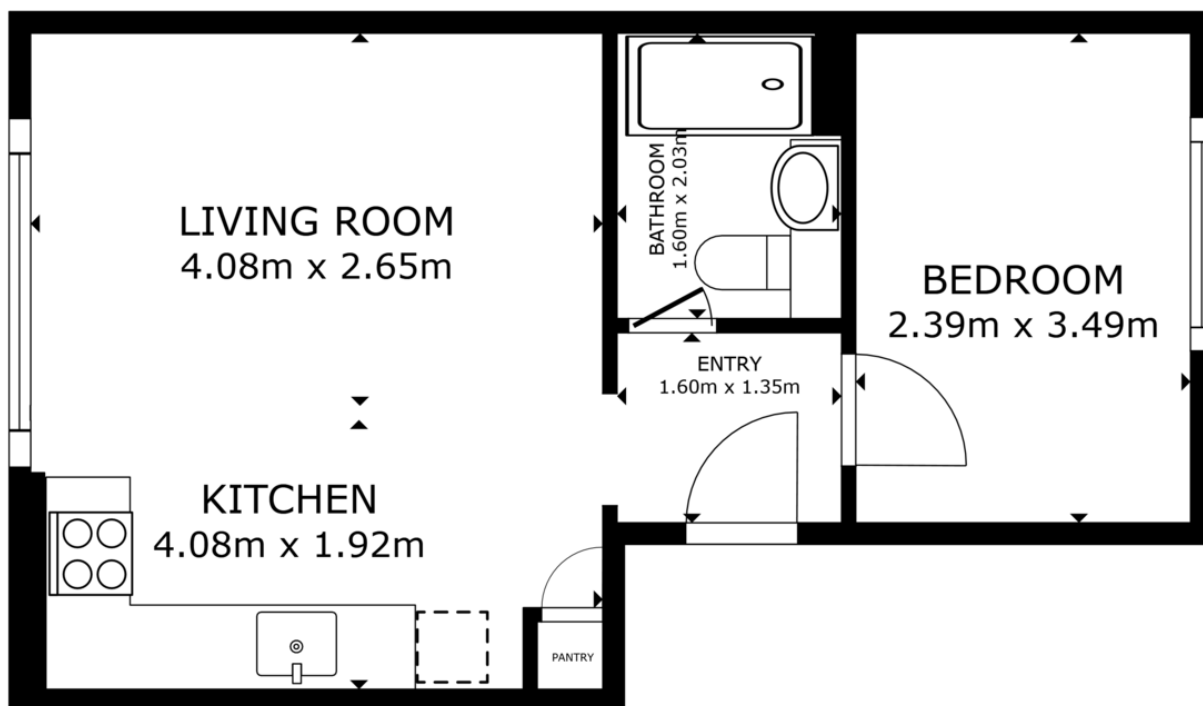
BEDROOM

A bright and inviting bedroom offering a comfortable and relaxing retreat. A practical and well-presented room benefits from a large window, allowing plenty of natural light to fill the space while providing an attractive outlook. Finished in soft, neutral tones, the bedroom provides a calm and versatile setting and is of a size to comfortably accommodate a double bed, with ample space for additional freestanding furniture such as wardrobes, chests of drawers and bedside tables if required.

BATHROOM

A stylish and contemporary bathroom, thoughtfully designed with a modern three-piece suite comprising a WC, wash hand basin and shower enclosure. The room features attractive contemporary aqua panelling, complemented by a sleek vanity unit providing useful storage and a generous shower area. A bright, clean and well-presented space, offering both practicality and a modern finish.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 33.7 m²
TOTAL : 33.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH
T: 01224 63 65 00 • E: aberdeen@martinco.com
Letting Agent Registration No. LARN1905074

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



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