

Links View, Aberdeen
Offers Over £102,000

MARTIN&CO

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- **Ideal First Time Buyer Opportunity**
- **Property has to be viewed**
- **Newly decorated throughout**
- **Close to Aberdeen University**
- **Excellent transport links**

SEA VIEWS AT LINKS VIEW! Click on VIRTUAL TOUR.
Situated within a popular residential area of Aberdeen, this well-presented two-bedroom apartment at Links View offers an excellent opportunity for first-time buyers, professionals, students and buy-to-let investors alike. Ideally located close to Aberdeen Beach, Aberdeen University and the city centre, the property enjoys convenient access to a wide range of local amenities, leisure facilities and transport links. The apartment has recently been redecorated throughout and is now vacant following the departure of the previous tenants, allowing the new owner to move in or prepare the property for letting.
The accommodation is bright and well-proportioned throughout, comprising a spacious front-facing living room, a fitted dining kitchen, two generously sized double bedrooms and a modern bathroom. Further benefits include ample storage, a secure entry system and residents' parking. The property also benefits from an active HMO licence, offering an attractive opportunity for investors seeking a property in a well-connected location.
Ideally positioned for Aberdeen University and Aberdeen Sports Village, Links View is also within easy reach of the beach, coastal promenades and open green spaces. A variety of supermarkets, cafés, restaurants and retail outlets are nearby, while excellent public transport connections and







commuter routes provide convenient access throughout the city. Recently redecorated and ready for its next owner, this versatile apartment offers an appealing combination of location, convenience and investment potential.

LIVING ROOM A bright and exceptionally spacious front-facing living room, enjoying excellent natural light and offering a welcoming space to relax and unwind. Recently redecorated throughout, the room is presented in fresh, neutral tones and benefits from fitted carpeting, creating a bright and versatile reception space ready for immediate use. With generous proportions and ample room for a range of furniture, this is an ideal setting for everyday living and entertaining.

KITCHEN Bright and well-proportioned dining kitchen enjoying an abundance of natural light from a front-facing window. The space offers ample room for everyday dining and casual entertaining, with a practical layout complemented by a range of fitted base and wall mounted units providing excellent storage and work surface space. Finished in neutral tones, this is a welcoming and functional kitchen ideally suited to modern family living.

DOUBLE BEDROOM ONE Bright and generously proportioned double bedroom enjoying excellent natural light from a large window overlooking the rear of the property. The room offers ample space for a double bed along with a range of free-standing furniture and further benefits from built-in wardrobe storage incorporating a useful cupboard. Finished in neutral tones, this is a comfortable and well-presented bedroom ideally suited to modern living.

DOUBLE BEDROOM TWO Bright and well-presented double bedroom offering a comfortable and practical living space, ideal for modern family living, students or professionals. The room benefits from excellent natural light and features built-in cupboard wardrobes providing ample storage.

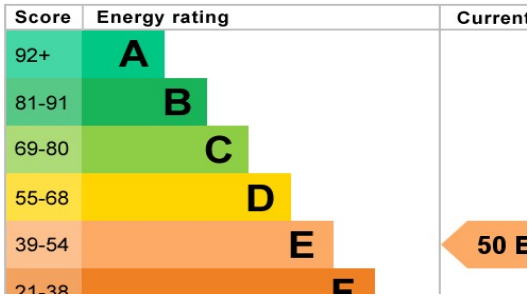


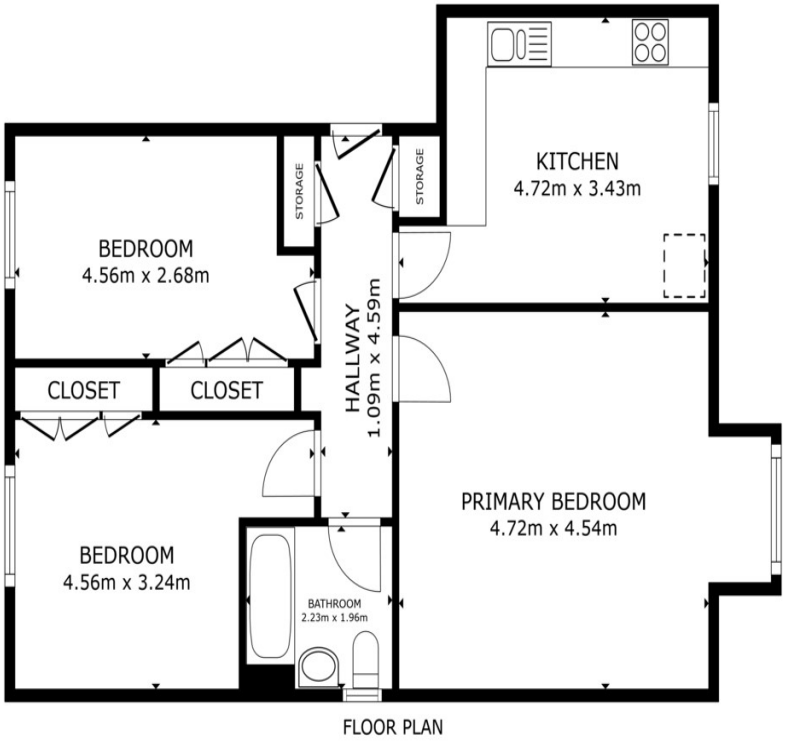




There is generous floor space for additional furnishings, alongside a large window creating a bright and airy atmosphere throughout. Tastefully decorated in neutral tones, the bedroom also enjoys attractive views and a versatile layout suitable for a range of uses. Conveniently positioned within the property, this room combines functionality with comfort, making it an appealing feature for prospective buyers.

BATHROOM Modern and well-maintained family bathroom fitted with a contemporary white three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin and low-level WC. The room is finished with stylish tiled surrounds and benefits from a frosted window allowing for natural light while maintaining privacy. Thoughtfully designed to maximise space and functionality, the bathroom offers a clean and bright feel throughout, making it ideally suited to modern day living.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 77.6 m²
TOTAL : 77.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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The Property Ombudsman