

UNDER OFFER



Charlotte Street 3FL, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

From £70,000



- Third Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/ Lounge
- Electric Heating
- Double Glazed
- Permitted Parking
- Modern Throughout

COSY CHARLOTTE STREET! Click on **VIDEO WALK-THROUGH**. Modern third floor two bedroom apartment located in the city centre is available for sale. This accommodation enjoys benefits of electric heating, double glazing and permitted parking. Conveniently located for all parts of the City such as Altens and Tullus industrial estates and Aberdeen Royal Infirmary, this property is apt for a young professional, couple or Investor as this property would be an excellent buy to rent. Viewing is highly recommended!

Aberdeen City Centre is a thriving urban hub with a wide variety of shops, restaurants, and a busy nightlife. There are fantastic public transport links to all areas of the city, and the bus and train stations are situated here for easy out-of-town travelling.

Area features include:

- City centre shopping centres and shops
- Wide variety of restaurant options
- Proximity to Aberdeen's nightlife
- Excellent transport links to all areas of the city

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	50	
(21-38) F		

LIVING/KITCHEN Large open plan kitchen and living room area. This modern kitchen is fully equipped with a range of appliances including electric hob and oven with a full-size fridge/freezer. The wall and base units are neutral coloured and provide plenty of storage, and the counter tops are a lovely stone effect. This space is bright and airy ideal for relaxing or entertaining.

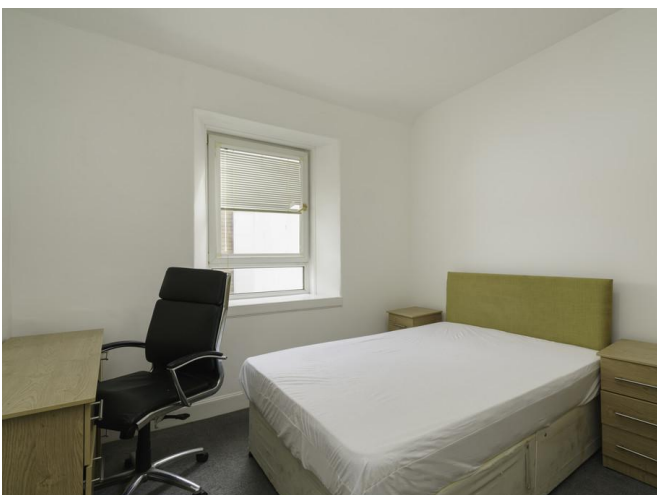


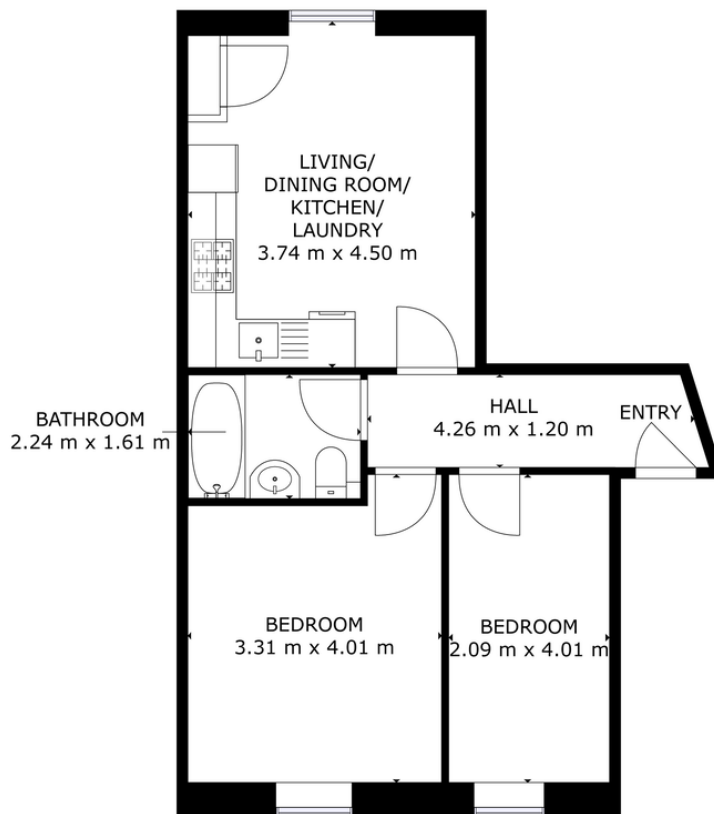
BEDROOM 1 Large double bedroom with ample space for freestanding furniture. This room has neutral décor and is flooded with natural light from the large window.



BEDROOM 2 Spacious double bedroom decorated to a high standard and has plenty room for freestanding furniture. The room also contains a window which allows plenty of light into the room.

BATHROOM Modern bathroom with white three-piece suite including shower over bath.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 47 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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