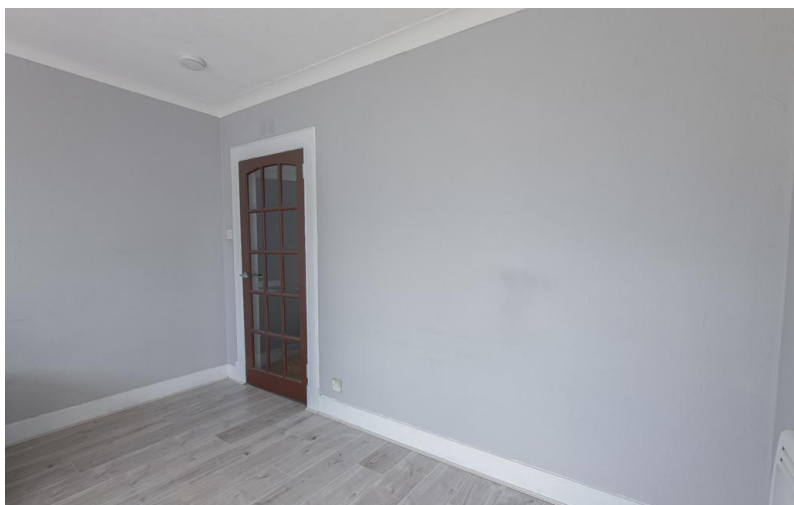


**ON HOLD**



**Menzies Road, Torry, Aberdeen**

**1 Bedroom, 1 Bathroom, Apartment**

**Offers Over £25,000**



#### Ideal First-Time Buy or Investment Opportunity

#### Charming One-Bedroom Top Floor Flat in the Heart of Torry, Aberdeen

Set within a traditional granite tenement on a well-established street in Torry, this one-bedroom top floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking for a centrally located pied-à-terre. With a secure entry system and a shared communal stairwell, this property combines period character with practical urban living.

Located just minutes from Aberdeen city centre and close to local amenities, bus routes, and coastal walks, the property presents fantastic potential with scope for modernisation or immediate rental use.

Torry is a vibrant and historic district located just south of Aberdeen city centre, across the River Dee. Steeped in maritime heritage, Torry offers a unique blend of traditional charm and urban convenience. Its coastal position provides scenic walks along the cliffs and harbour, including the popular coastal path to the lighthouse and the renowned dolphin viewing point at Greyhope Bay.

The area is well-served by local amenities including supermarkets, independent shops, takeaways, cafes, and community facilities. Residents benefit from excellent public transport links into the city centre, as well as easy access to Altens and Tullos industrial

- Local amenities nearby
- Ideal for first time buyers
- Excellent investment opportunities
- Permit Parking
- Communal garden grounds
- LARN: 1905074
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estates, ideal for professionals working nearby.

Torry has a strong sense of community and has seen increased interest in recent years from both homebuyers and investors, thanks to its affordable property prices and proximity to Aberdeen's central attractions. With schools, parks, and leisure spaces nearby, it's a practical and promising location for a wide range of buyers.

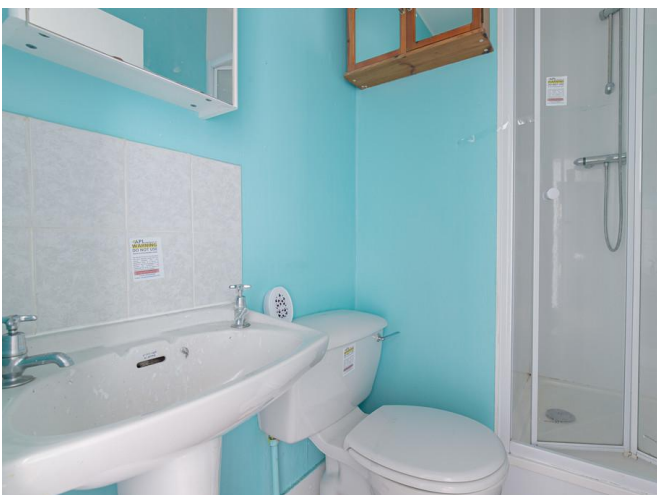
**LIVING ROOM** Bright and neutrally decorated, the living room offers a comfortable and airy space ideal for both relaxing and entertaining. Positioned to the front of the property, the large dormer-style window allows ample natural light to flood the room, creating a pleasant open feel. The space features modern laminate flooring and a clean, grey-toned colour palette, offering a versatile backdrop for a range of interior styles. Electric heating is installed for year-round comfort, and there's a partially glazed wooden door that adds character while helping to retain light flow through the flat.

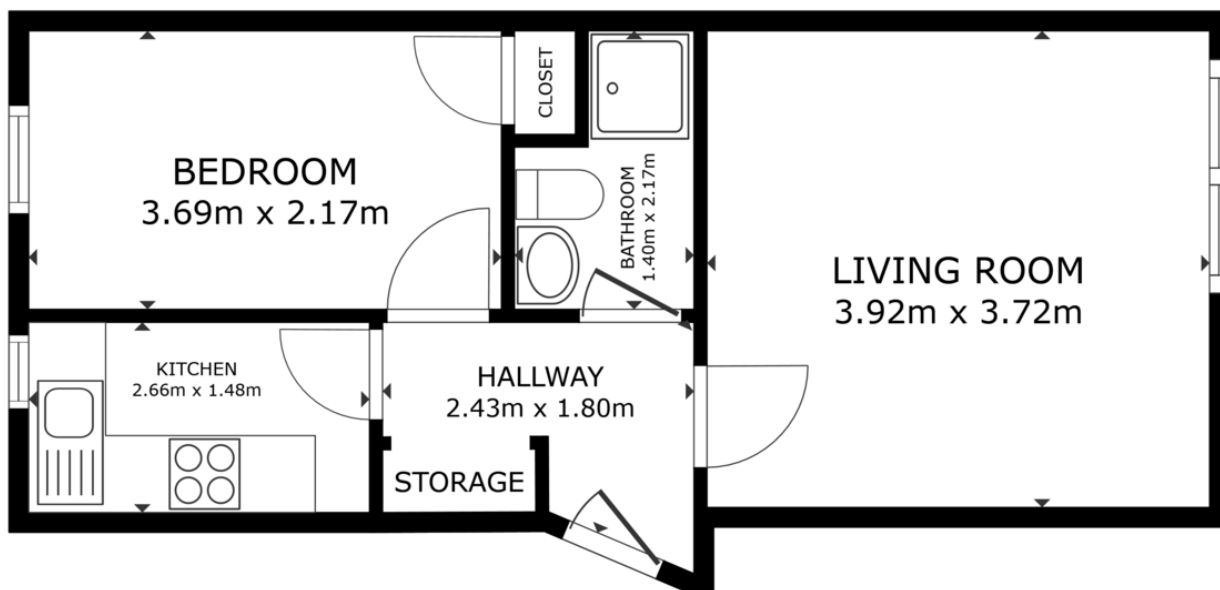
**KITCHEN** Compact yet well-appointed, the galley-style kitchen offers a functional and modern workspace, ideal for everyday cooking. It features a range of white gloss wall and base units paired with black worktops and contemporary white metro tile splashbacks, creating a

clean and stylish aesthetic. Integrated appliances include an electric hob, oven, and washing machine, with space for a freestanding fridge-freezer. A stainless-steel extractor hood and sink with drainer are positioned beneath a large window, providing both natural light and pleasant open views to the rear. Finished with practical dark tile-effect flooring, this kitchen is ready for immediate use.

**BEDROOM** The bedroom is a bright and compact space, ideal for single occupancy or as a guest room. A large rear-facing window allows natural light to pour in while offering a leafy outlook, creating a calm and restful atmosphere. The room is neutrally decorated in soft grey tones with matching laminate flooring, providing a modern and low-maintenance finish. There's a fitted cupboard for storage and electric heating for comfort. Although currently furnished with items in need of repositioning or removal, the space has clear potential to be reconfigured into a cosy and efficient sleeping area.

**BATHROOM** The bathroom is compact yet neatly arranged, featuring a corner shower enclosure with sliding doors and an electric shower unit, ideal for efficient daily use. A white two-piece suite includes a pedestal wash basin and a low-level WC, both set against partially tiled splashbacks for easy maintenance. The space is finished with aqua-toned walls and a dark tile effect vinyl floor, offering a fresh





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 34.7 m<sup>2</sup>  
TOTAL : 34.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Aberdeen

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**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 for 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.