

FOR SALE



Papermill Avenue , Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £120,000

MARTIN&CO



- 2 Bedroom Apartment
- Dining Kitchen
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Shared Communal Garden
- Partially Floored Loft

Energy Efficiency Rating

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

PICTURESQUE PAPERMILL AVENUE! VIRTUAL TOUR AVAILABLE! Beautifully presented 2-bedroom property located in the Tillydrone area of Aberdeen. Situated right on the River Don, it offers stunning views and access to scenic riverside walks. This modern home boasts a range of fantastic features, with a sleek contemporary finish throughout. Benefits include gas central heating, double glazing, and a prime location for easy access to the city centre, Dyce, and Bridge of Don industrial estates. With excellent local schools and recreational facilities nearby, this property is ideal for families or professionals seeking a home office space.

Tillydrone is a well-established residential area situated just minutes from Aberdeen's vibrant city centre, offering excellent access to shopping, leisure, and transport links. The area benefits from its riverside setting along the River Don, providing scenic walking routes and a peaceful outlook. Tillydrone is also ideally located for commuting to the University of Aberdeen, the city centre, Dyce, and Bridge of Don industrial estates.

The community has seen significant regeneration in recent years, with improved amenities and green spaces making it an increasingly popular choice for families, professionals, and students alike.

Other features of the area include:

- Easy access to the University of Aberdeen
- Riverside walks along the River Don
- Newly developed community and health facilities



- Close proximity to Seaton Park
- Convenient for Dyce and Bridge of Don industrial hubs

LOUNGE This beautifully presented living room offers a bright and welcoming space, perfect for relaxing or entertaining. The neutral décor is complemented by plush carpeting and a large window that fills the room with natural light while offering a leafy outlook. The contemporary glazed door adds an elegant finish and allows light to flow through the adjoining spaces. This room strikes the perfect balance between comfort and style, making it a standout feature of the home.

KITCHEN This modern kitchen is both stylish and functional, featuring sleek gloss white cabinetry, integrated appliances, and a clean tiled splashback that enhances the sense of space and brightness. The gas hob and built-in oven are complemented by a stainless-steel extractor fan, while under-unit lighting adds a practical and ambient touch. An integrated fridge freezer, washing machine, and ample storage make it perfectly suited for everyday living. The adjoining dining area comfortably accommodates a table and chairs, creating a sociable setting ideal for mealtimes or entertaining guests. With a fresh, neutral finish and direct access to the rest of the home, this space offers the perfect blend of practicality and modern charm.

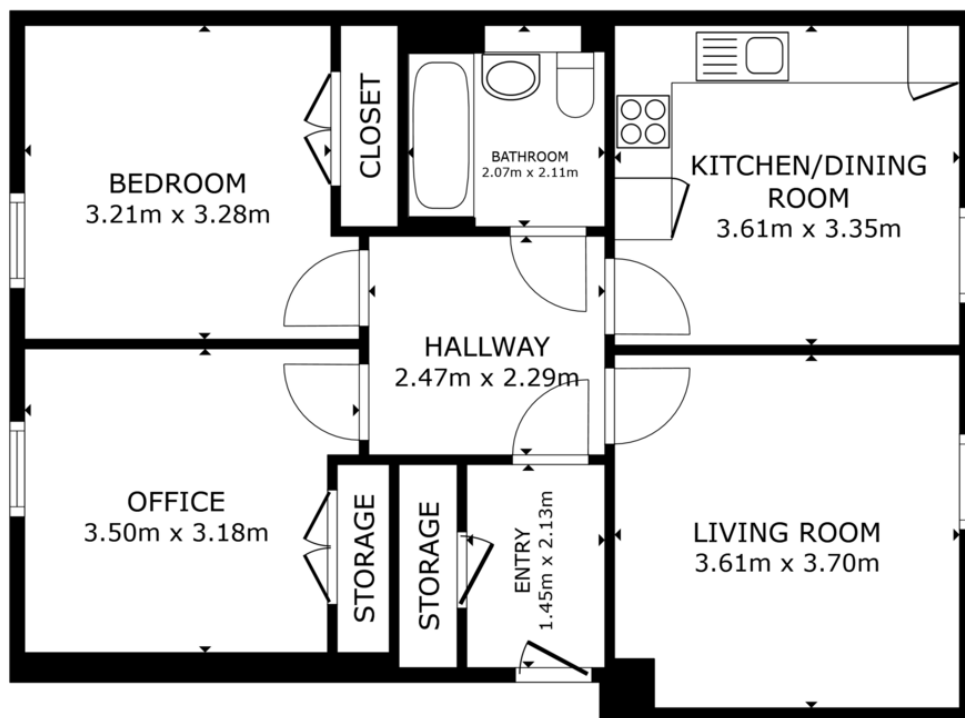


BEDROOM A A generous and inviting double bedroom offering a peaceful retreat, with soft neutral décor and ample space for freestanding furniture. The large window allows plenty of natural light to flow in, creating a bright and relaxing atmosphere. Ideal for unwinding after a busy day, this room blends comfort and simplicity, making it an easy space to settle into.

BEDROOM 2 Currently set up as a dedicated home office, this versatile second room could equally serve as a guest bedroom, nursery, or dressing room. With a large window providing natural light, it's a flexible space that can adapt to your lifestyle-whether you're working from home or accommodating overnight visitors.

BATHROOM The bathroom is well-presented in a clean, modern style, featuring a white three-piece suite with a shower over the bath and a screen. Light wall tiling and neutral flooring create a fresh and bright ambiance, while practical touches like a towel rail and mirror add convenience. A smart, low-maintenance space ready to use from day one.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 66.7 m²
TOTAL : 66.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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