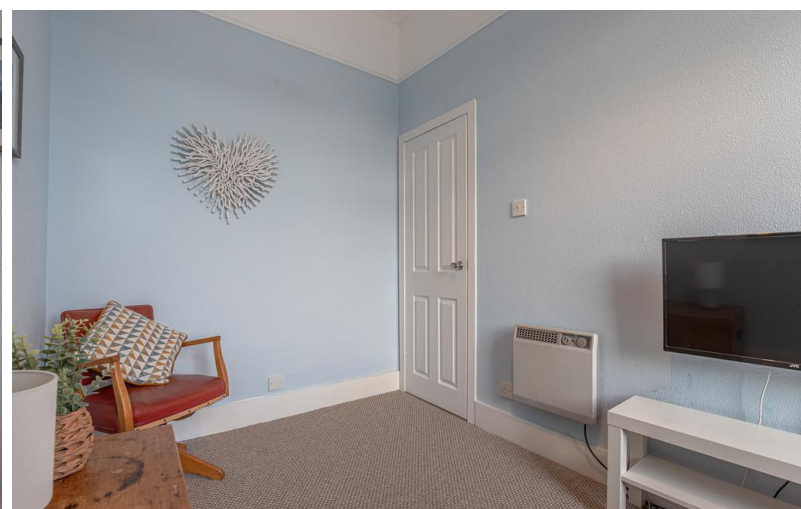
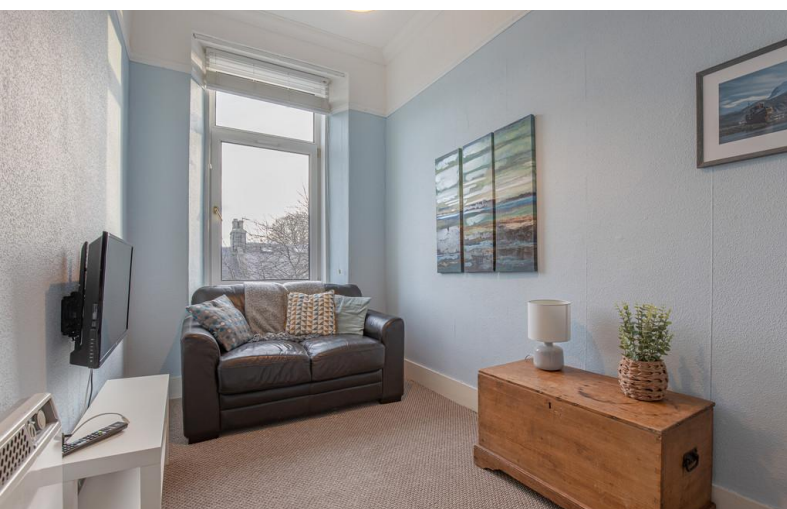


FOR SALE



Orchard Street (2FL), Aberdeen

1 Bedroom, 1 Bathroom, Apartment

Offers Over £73,000



- Ideal First Time Buyer Opportunity
- Property has to be viewed
- Spacious 1 Bed Flat
- Close to Aberdeen University
- Excellent transport links
- Local amenities nearby
- LARN: 1905074

OPPORTUNITY KNOCKS AT ORCHARD STREET!

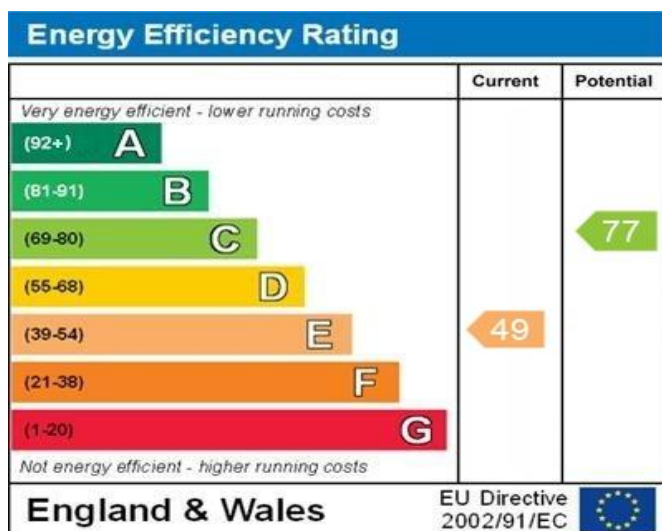
Located on a quiet street just moments from Aberdeen University and the city centre. The property forms part of a traditional granite tenement and would be an ideal property for students or young professionals given its central location, excellent transport links, and proximity to local amenities.

Communal areas are well maintained with a factor in place. With a well-proportioned layout, the flat features a bright lounge, separate kitchen dining kitchen, large double bedroom, and shower room.

This area of Aberdeen benefits from its proximity to the Beach Esplanade, the City Centre as well as Aberdeen University. It also benefits from excellent bus links to RGU and other areas of the city, making it ideal for students or young professionals.

Area features include:

- Aberdeen Sports Village
- Aquatics Centre
- Aberdeen University
- Old Machar Medical Practice
- The Bobbin
- Excellent bus links
- Beach Esplanade





LOUNGE The room offers practical space for day-to-day living. With its neutral decor, this room would easily allow for the addition of personal touches. A great space for relaxing or entertaining, warm carpeting creating a cosy atmosphere. The large street facing window fills the room with plenty of natural light.

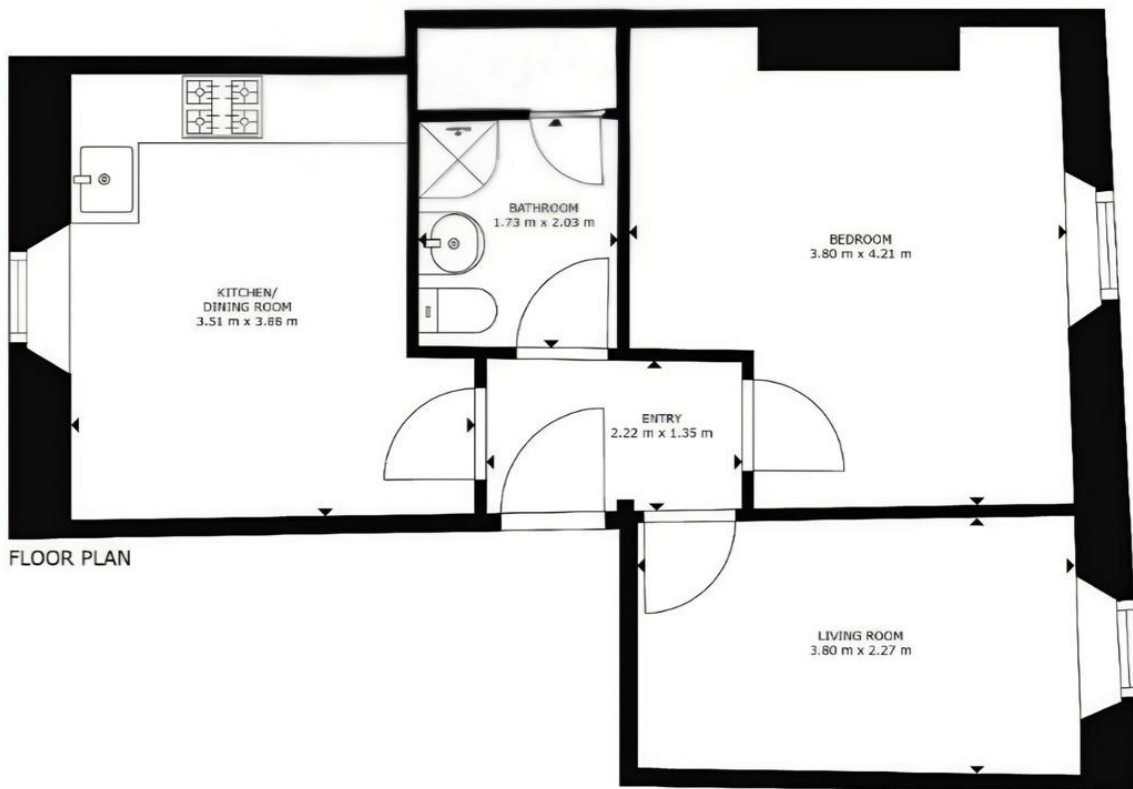
KITCHEN This modern dining kitchen offers a bright and open layout, enhanced by a generous window that provides excellent natural light and far-reaching views. This generous space features contemporary units, ample worktop area, stylish tiled splashbacks, and high-quality integrated appliances. The room is finished with attractive wood-effect flooring, with adequate room to have a dining table creating a warm and welcoming atmosphere ideal for everyday living or entertaining.

BEDROOM This bright and welcoming double bedroom offers a calm and comfortable living space, enhanced by a large window to the right that floods the room with natural light. The space features neutral décor and warm carpeting, creating an inviting atmosphere. More than enough space available to accommodate free standing furniture if required.



SHOWER ROOM This shower room features a clean, contemporary design with an emphasis on bright, neutral tones. The space is centered around a curved glass shower enclosure with chrome fixtures, giving it a sleek and modern look. White tile walls and light flooring enhance the room's spacious, airy feel. A pedestal sink which is topped with a simple mirror and a small shelf holding everyday essentials and a touch of greenery for warmth. The toilet is ideally positioned for a practical layout. Overall, the room feels fresh, uncluttered, and thoughtfully arranged for comfort and functionality.





GROSS INTERNAL AREA
FLOOR PLAN: 46 m²
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 form 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.