

FOR SALE



Hamilton Place, Aberdeen

2 Bedrooms, 2 Bathroom, Apartment

Offers Over £217,000

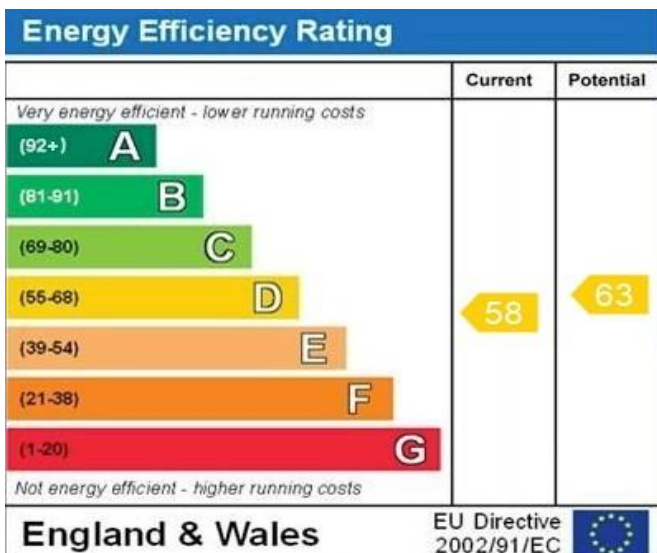
MARTIN&CO



- **Self Contained Apartment**
- **Ideal for First Time Buyer opportunity**
- **Ideal Family Home**
- **Gas Central Heating**
- **Local amenities nearby**
- **Excellent transport links**
- **LARN: 1905074**

Head to Hamilton Place, Aberdeen, AB15 5BA, this well-presented two-bedroom property offers spacious and well-balanced accommodation, ideally suited to professionals, downsizers, or buyers seeking a comfortable home in a desirable city location. A superb opportunity to acquire a bright and spacious two-bedroom self-contained apartment in the heart of Aberdeen. This well-presented property offers comfortable living with a practical layout, perfect for first-time buyers, professionals, or investors.

Situated in a convenient and sought-after location, the apartment benefits from easy access to a wide range of local amenities. Within walking distance, you'll find shops, cafes, and restaurants, while excellent transport links and nearby bus routes ensure easy access to the city centre and surrounding areas. The location also offers proximity to parks and leisure facilities, combining urban convenience with opportunities for relaxation and recreation.





ENTRANCE HALLWAY This inviting entrance hallway sets the tone for the property with its rich dark wood features and stylish wood-effect flooring. The space seamlessly leads to carpeted stairs, providing a smooth transition to the main hallway and living areas.

HALLWAY The main hallway serves as the central hub of the home, featuring rich dark wood accents that add warmth and character. Wood-effect flooring extends throughout, providing a stylish and durable foundation, while offering seamless access to all principal rooms.

LOUNGE This inviting living room offers a warm and characterful space designed for both comfort and style. Generously proportioned, there is room for a variety of furnishings, creating an ideal setting for relaxation or entertaining. The room is enhanced by rich, deep-toned walls that add depth and sophistication, complemented by soft recessed ceiling lighting for a calm, ambient feel.

KITCHEN AND DINING AREA The kitchen is thoughtfully designed to combine practicality with timeless style, featuring a range of wood wall cupboards and base units that provide ample storage while adding warmth and character to the space. Dark, durable worktops create a striking contrast and offer generous preparation areas for everyday cooking and entertaining. Integrated gas hob, integrated grill, and o



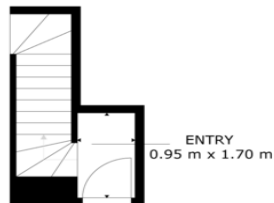
BEDROOM ONE The main bedroom is a well-proportioned and comfortable space, easily accommodating a double bed along with freestanding storage furniture. A skylight window allows natural light to fill the room, creating a bright and airy atmosphere throughout the day.

ENSUITE/SHOWER ROOM The en-suite shower room is stylishly appointed and well presented, featuring a modern glass-door shower enclosure finished with attractive blue and white tiling. A white suite comprising a toilet and wash basin provides a clean, contemporary look, complemented by neutral décor throughout.

BEDROOM TWO The second bedroom is a well-proportioned and versatile space, comfortably accommodating a double bed along with freestanding furniture. A skylight window allows an abundance of natural light to enhance the room's bright and airy feel.

BATHROOM This large and light-filled main bathroom offers a perfect blend of style and functionality. The pristine white suite provides a clean, modern look, complemented by warm wood panelling on the bath for a touch of natural elegance. A sleek glass-enclosed shower adds contemporary practicality while maintaining an open and spacious feel.

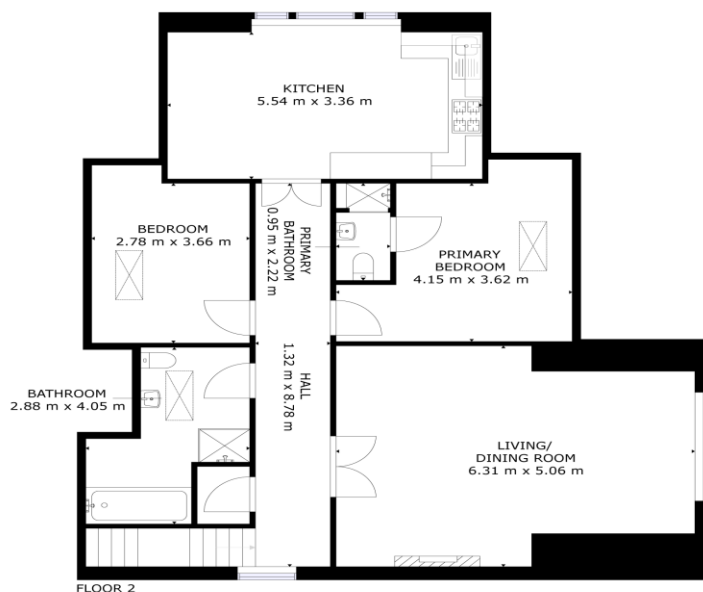




BASEMENT 1

GROSS INTERNAL AREA
BASEMENT 1: 2 m², FLOOR 1: 7 m², FLOOR 2: 116 m²
TOTAL: 125 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
BASEMENT 1: 2 m², FLOOR 1: 7 m², FLOOR 2: 116 m²
TOTAL: 125 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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