

FOR SALE



Constitution Street, Aberdeen

2 Bedrooms, 1 Bathroom, Self Contained Maisonette

Offers Over £153,000

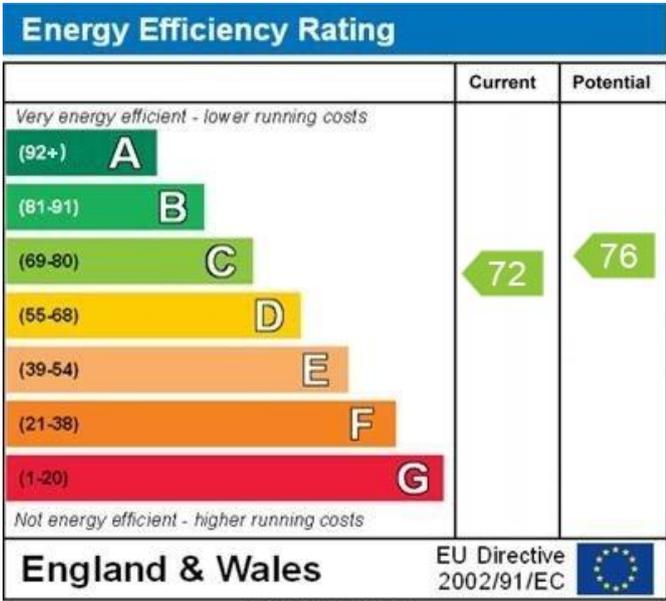
MARTIN&CO



- Video walk-through - Click on link above
- Property has to be viewed
- Ideal First Time Buyer Opportunity
- Gas Central Heating
- Local Amenities Close by
- Close to Aberdeen University
- LARN: 1905074

Situated in a convenient and well-established residential area this well-presented two-bedroom self-contained maisonette style apartment offering spacious and versatile accommodation across three levels. This attractive property combines the benefits of its own private entrance with a practical layout, making it an ideal purchase for first-time buyers, professionals, or buy-to-let investors.

The accommodation comprises a bright and comfortable living area, a well-appointed kitchen, two generously sized bedrooms, and a modern bathroom, all thoughtfully arranged to maximise space and functionality. The maisonette style provides a clear separation between living and sleeping areas, enhancing both privacy and everyday living.



Located within easy reach of Aberdeen city centre, the property benefits from excellent transport links and a wide range of local amenities. Nearby you will find a variety of shops, supermarkets, cafés, and leisure facilities, while the popular University of Aberdeen is just a short distance away. The beautiful green spaces of Seaton Park and the scenic Aberdeen beachfront are also within close proximity, offering excellent outdoor and recreational opportunities.

This is a fantastic opportunity to acquire a well-located home with strong appeal and convenience in one of Aberdeen's most accessible areas.



LIVING ROOM The living room is a beautifully balanced blend of character and contemporary comfort. Bathed in natural light from a generously sized window, the space feels bright and inviting throughout the day, while offering a warm and relaxing atmosphere in the evening. Tastefully styled, the room features a calming colour palette complemented by rich accent tones, creating a sophisticated yet homely feel.

KITCHEN The kitchen is well-appointed and thoughtfully designed, offering a practical and stylish space for both everyday cooking and entertaining. Fitted with a range of contemporary base and wall-mounted units, the room provides ample storage and worktop space, complemented by sleek cabinetry and modern finishes. A selection of integrated and freestanding appliances are neatly incorporated, while the layout ensures excellent functionality and ease of use.

UTILITY ROOM This well-equipped utility room offers a practical and organised space designed to support modern day-to-day living. Fitted with a durable worktop and inset sink, it provides ample room for laundry and household tasks. The room comfortably accommodates white goods, with additional storage provided by a range of cupboards and additional worktop space, ensuring everything can be neatly arranged and easily accessible.



BEDROOM ONE This well-proportioned double bedroom offers a peaceful and comfortable retreat, enhanced by a large window that allows for an abundance of natural light to fill the space. The room comfortably accommodates a double bed along with a range of freestanding furniture, offering excellent flexibility to suit individual needs and personal style.

BEDROOM TWO The second bedroom is a well-proportioned and versatile space, would comfortably accommodate a double bed along with freestanding furniture such as wardrobes and bedside tables. Finished in a neutral décor, the room benefits from excellent natural light, creating a bright and inviting atmosphere.

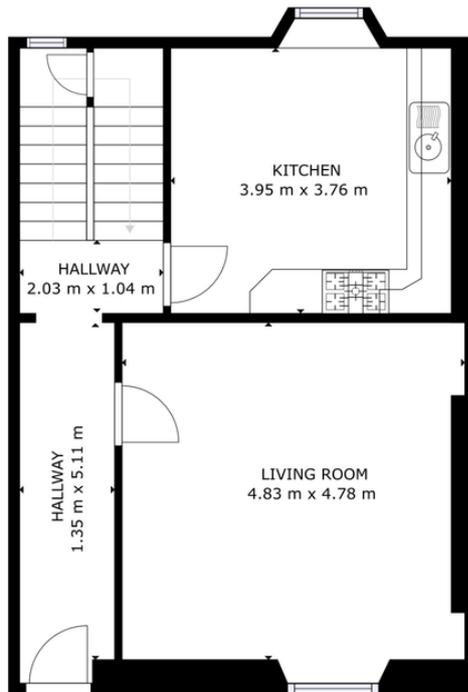
BATHROOM This beautifully presented bathroom features a classic three-piece white suite, combining timeless style with practical comfort. A separate shower enclosure with sliding glass doors offers added convenience, featuring a fixed rain shower head alongside a versatile handheld shower attachment.

GARDEN To the front of the property, the grounds are attractively laid with low-maintenance slate chippings. To the rear, there is a shared garden space, offering a varied mix of lawn, concrete surfacing, stone chippings, and established shrubs. The space is enclosed adding both privacy and a sense of traditional charm.

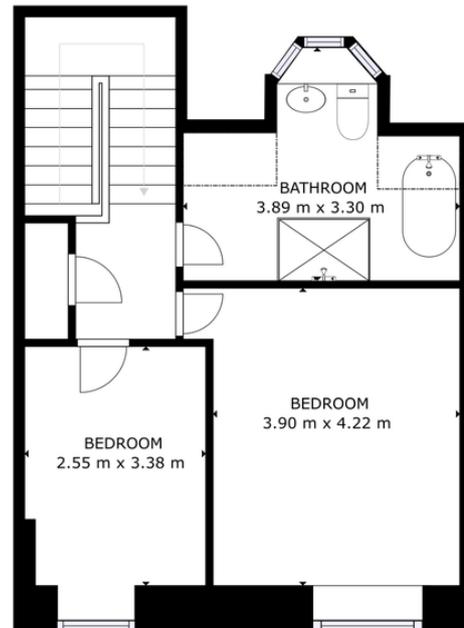




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 10.79 m², FLOOR 2: 56.86 m², FLOOR 3: 49 m²
 REDUCE HEADROOM: 1.86 m²
 TOTAL: 116.65 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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