

FOR SALE



Shaw Crescent, Aberdeen

2 Bedrooms, 2 Bathroom, Apartment

Offers Over £145,000

MARTIN&CO



- Ideal First Time Buyer Opportunity
- Ready to move in condition
- Close proximity to Aberdeen Royal Infirmary
- Communal Grounds
- Local amenities nearby
- Excellent transport links
- Private Parking

We are delighted to offer for sale this well-presented ready to move in two-bedroom, two-bathroom apartment located within a modern, purpose-built development in the highly desirable Shaw Crescent area of Aberdeen. The property faces approximately South East and the living room benefits from morning sun. There is a modern door entry system with a smartphone video interface. Recently refreshed and set within factored communal grounds, lift access available, this bright and spacious property provides ideal accommodation for professionals, families or first-time buyers seeking quality living in a peaceful yet central location.

Shaw Crescent is a sought-after residential development situated in the heart of Aberdeen's West End. This peaceful cul-de-sac offers a perfect balance of city convenience and suburban calm. The area is popular with professionals, students and families alike due to its excellent transport links and close proximity to a wide range of amenities. Located just off Ashgrove Road, Shaw Crescent is within easy walking distance of Aberdeen Royal Infirmary, the University of Aberdeen's Foresterhill campus, and Victoria and Westburn Parks. The vibrant Rosemount area is also nearby, offering an eclectic mix of independent shops, cafés, and eateries, as well as regular public transport routes connecting to the city centre and beyond.

Residents benefit from ample on-site parking, a sense of community, and a quiet, tree-lined setting that remains just minutes from the hustle and bustle of Union Street. With its combination of comfort, convenience, and green surroundings, Shaw Crescent is an ideal base for enjoying all that Aberdeen has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM This bright and generously proportioned living room offers a comfortable and versatile space, ideal for both relaxing and entertaining. Twin Juliet balconies with full height glazed doors flood the room with natural light and provide pleasant, leafy views over the surrounding grounds. Neutrally decorated and finished with soft carpeting, the room would accommodate a variety of seating arrangements and free standing furniture. Stylish ceiling and floor lighting and large windows, contribute to the fresh and welcoming atmosphere throughout.

KITCHEN/DINER A bright and practical space ideal for both everyday living and entertaining. Stylishly finished with light wood-effect cabinetry, complementary worktops and neutral tiled splashbacks, the kitchen is fully equipped with integrated and freestanding appliances, including a gas hob, electric oven, washing machine, dishwasher and built in fridge freezer. The gas central heating unit is equipped with a web-enabled interface allowing remote adjustment of heating and hot water. There is space for a dedicated dining area comfortably accommodating a four-seater table, making it perfect for sit-down meals or casual gatherings.

MASTER BEDROOM The spacious master bedroom offers a tranquil and well-lit retreat, complete with a large window framing leafy green views. Neutrally decorated and carpeted for comfort, the room has built-in wardrobe offering generous hanging and shelf

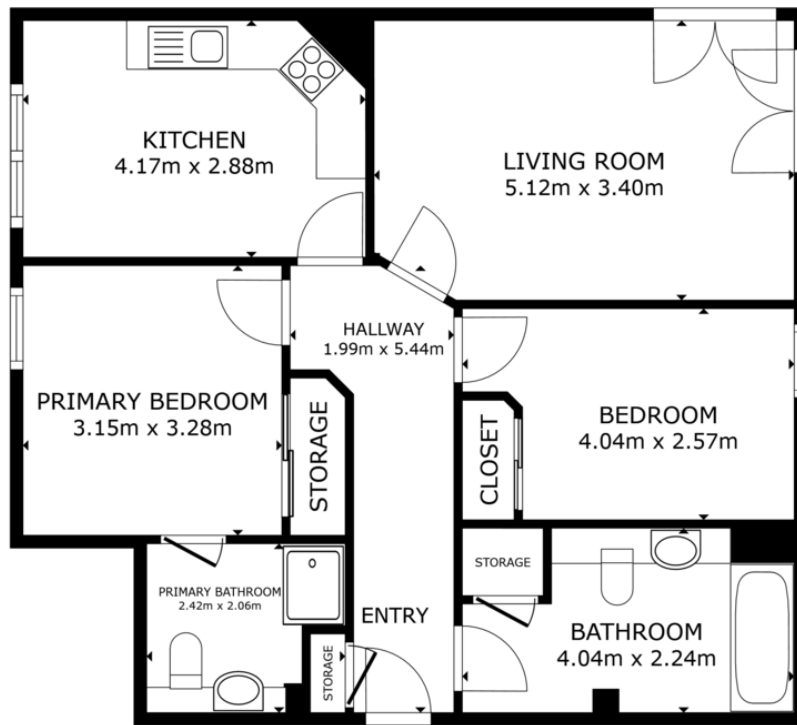


storage. A key feature is the private en-suite shower room, fitted with a walk-in shower enclosure, vanity sink unit with ample storage and a WC. Finished with a stylish tiled splashback and patterned flooring, the en-suite adds an extra touch of convenience and privacy to this comfortable principal bedroom.

BEDROOM 2 The second bedroom is a bright and comfortable double room, ideal for use as a guest bedroom, home office, or additional sleeping space. Neutrally decorated and carpeted, the room would suit a variety of needs due to the space available. A large window provides excellent natural light and pleasant open views, while mirrored built-in wardrobes offer generous storage without compromising on space. This versatile room complements the overall layout of the property beautifully.

BATHROOM The well-proportioned family bathroom is finished in a clean, neutral palette and features a full-sized bath with an overhead shower and glass screen, ideal for both quick rinses and long soaks. The suite also includes a WC and a wash basin set within a stylish vanity unit offering excellent built-in storage. The large built-in cupboard houses the hot water tank and provides additional storage space. Wall-mounted cabinetry with integrated lighting, tasteful mosaic detailing, and an expansive mirror enhance the practicality and brightness of the space.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 75.8 m²
 TOTAL : 75.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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