

FOR SALE



Donside Street, Aberdeen

2 Bedrooms, 1 Bathroom, Apartment

Offers Over £117,000


MARTIN&CO



- Ideal First Time Buyer Opportunity
- Close to Aberdeen University
- Close to City Centre
- Excellent transport links
- Off Street Parking
- Local amenities nearby
- LARN: 1905074

Delightful Donside Street - this stylish and generously proportioned two-bedroom apartment, forming part of a modern residential development set within an attractive leafy setting. Enjoying a peaceful and secluded position, the property offers the perfect balance of tranquillity and convenience, with excellent access to a wide range of local amenities. The location is particularly well suited for the University of Aberdeen and offers excellent commuting links throughout the city and beyond.

Flooded with natural light, this exceptionally bright and airy apartment provides well-appointed, easily maintained accommodation throughout. Further benefits include double glazing, gas central heating, and contemporary finishes, making it an ideal purchase for professionals, first-time buyers, investors, or those seeking a comfortable home in a desirable location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The apartment is situated within the popular Donside area of the city, surrounded by attractive green space and modern residential developments. A wide selection of local shops, supermarkets, and everyday amenities are all within easy walking distance. Excellent schooling is available nearby at nursery, primary, and secondary levels, while regular public transport links provide convenient access to the city centre and surrounding areas. The property is ideally positioned for easy access to the Diamond Bridge crossing, connecting directly to the business hubs north of the city. Residents can also enjoy scenic walks along the River Don and through nearby Seaton Park, both of which are just a short distance away.



LOUNGE 3.51m x 3.78m (11'6" x 12'4") approx. Forming part of the impressive open-plan dining kitchen, this bright and generously proportioned lounge enjoys a contemporary feel, enhanced by striking corner windows that create a stylish "New York style" ambience while allowing an abundance of natural light to flood the space. The room offers excellent flexibility for a range of freestanding furnishings, providing an ideal setting for both relaxing and entertaining.

DINING KITCHEN 3.51m x 2.47m (11'6" x 8'1") approx. This stylish and well-appointed dining kitchen is fitted with a range of attractive ash-effect wall and base units complemented by chrome handles, ample work surface space, and coordinating splashback tiling. Designed with both practicality and style in mind, the kitchen offers excellent storage and workspace throughout. The inset sink and drainer with mixer tap is positioned beneath the window, providing natural light and overlooking the surroundings. Finished with easy-maintenance tile-effect flooring, the space is further enhanced by a substantial breakfast bar, ideal for casual dining and entertaining.

DOUBLE BEDROOM 1 3.02m x 3.30m (9'10" x 10'9") approx. Enjoying a peaceful outlook, this well-proportioned double bedroom is tastefully presented in light, neutral décor complemented by a warm-toned feature wall and attractive wood-effect flooring. The



room benefits from a built-in double wardrobe providing excellent storage, while still offering ample space for a range of freestanding bedroom furnishings.

DOUBLE BEDROOM 2 3.02m x 3.07m (9'10" x 10') approx. This second generously proportioned double bedroom is presented in fresh, neutral décor with attractive wood-effect flooring, creating a bright and welcoming atmosphere. Excellent storage is provided by the built-in wardrobe, while a side-facing window allows for an abundance of natural light.

BATHROOM 2.02m x 2.15m (6'7" x 7') approx. The well-appointed bathroom is fitted with a contemporary three-piece suite in white, incorporating an over-bath shower with glazed screen. The wash hand basin is set within a stylish vanity unit providing useful concealed storage, complemented by a wall-mounted mirrored medicine cabinet above. Finished in soft blue tones with aqua panelling surrounding the wet areas, the bathroom offers a sleek, modern appearance while remaining practical and easy to maintain.

OUTSIDE Externally, the property benefits from a fully enclosed shared rear garden, providing a pleasant outdoor space ideal for relaxing or enjoying al fresco dining and morning coffee. The communal grounds are well maintained, enhancing the attractive setting of the development. Ample residents' parking is also available for added convenience.





Aberdeen

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