

**FOR SALE**



**Dee Place , Aberdeen**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers Over £67,500**

**MARTIN&CO**



- Ideal First Time Buyer Opportunity
- Ideal Investment Opportunity
- Gas Central Heating
- Close to City Centre
- Local Amenities Close by
- Excellent transport links
- Shared Garden

Desirable Dee Place situated in the heart of Aberdeen's vibrant city centre, this well-presented basement flat offers an excellent opportunity for first-time buyers, professionals, investors, or those seeking a convenient city base. Combining spacious accommodation with an enviable central location, the property is ideally positioned within easy walking distance of Aberdeen's extensive range of shopping, leisure and transport facilities.

The property enjoys a highly desirable location just moments from Union Square Shopping Centre, offering an excellent selection of retail outlets, restaurants, cafés, bars and a multi-screen cinema. Aberdeen's bustling city centre, Union Street and the picturesque waterfront are all within easy reach, while the nearby railway and bus stations provide excellent transport links throughout the city and beyond. The area also benefits from convenient access to the city's business districts, Aberdeen Harbour, Robert Gordon University, the University of Aberdeen and Aberdeen Royal Infirmary, making the property particularly attractive to professionals, students and buy-to-let investors alike.

Excellent road connections via Anderson Drive and the A90 ensure straightforward commuting to the north and south of the city, while nearby public parks, riverside walks along the River Dee and a variety of recreational facilities further enhance the appeal of this central location.

Offering a superb combination of convenience, accessibility and lifestyle, this attractive flat presents an ideal purchase for a wide range of buyers looking to enjoy all that Aberdeen city centre has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**LIVING ROOM** A bright and generously proportioned reception room offering an excellent blank canvas for prospective buyers. Flooded with natural light from the front-facing window, the space features neutral décor and light wood-effect flooring, creating a fresh and airy atmosphere. The well-proportioned layout provides ample space for both comfortable seating and dining furniture, making it ideal for everyday living and entertaining.

**KITCHEN** The contemporary fitted kitchen has been thoughtfully designed to maximise both space and functionality, featuring a stylish range of high-gloss wall and base units complemented by contrasting work surfaces and a coordinating splashback. Integrated appliances include an electric oven, ceramic hob with stainless steel extractor hood, creating a sleek and modern finish. This well-appointed kitchen is perfectly suited to both everyday cooking and entertaining.

**BEDROOM ONE** A well-proportioned double bedroom offering a bright and peaceful retreat, enhanced by a large window allowing an abundance of natural light to fill the room. Finished in neutral décor with light wood-effect flooring, the space provides a fresh and versatile setting ready for personalisation. The generous proportions comfortably accommodate a double bed and a range of freestanding bedroom furniture, making it ideal as a principal bedroom. Cleanly presented



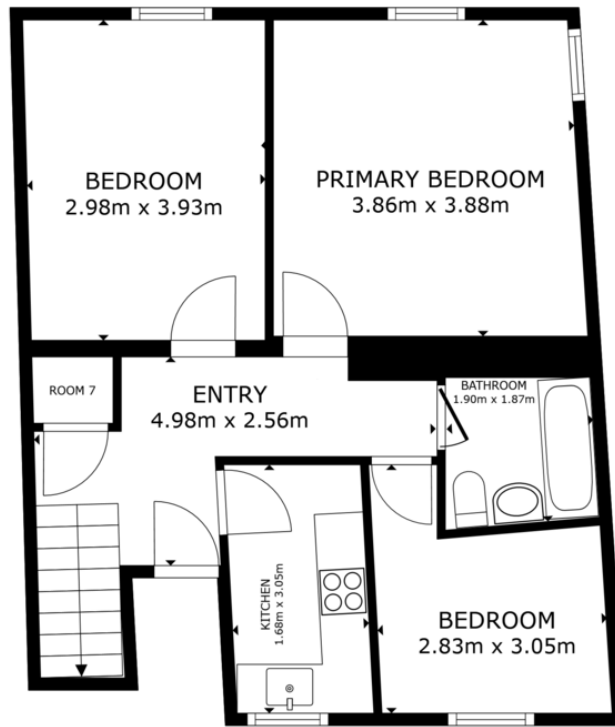
throughout, this inviting room offers comfortable accommodation suited to a variety of lifestyles.

**BEDROOM TWO** A bright and well-proportioned bedroom enjoying a peaceful outlook from the window, which allows an abundance of natural light to enhance the space. Finished in a fresh, neutral colour palette with light wood-effect flooring, the room offers a clean and contemporary feel throughout. Generously sized to accommodate a double bed along with a range of freestanding furniture, it provides flexible accommodation ideal as a second bedroom, guest room or home office. Ready to move into, this versatile room is perfectly suited to modern living.

**BATHROOM** The bathroom is fitted with a modern three-piece white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Finished with contemporary wall tiling around the bath area, the room offers a bright, clean and low-maintenance environment. This functional bathroom is ideally suited to the demands of modern day living.

**SHARED GARDEN** The property benefits from access to a shared communal garden, providing a pleasant outdoor space for residents to enjoy. Predominantly laid to lawn with established planting and mature trees, the garden offers a peaceful setting ideal for relaxing, reading, or enjoying the warmer months.





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 55.5 m<sup>2</sup>  
 TOTAL : 55.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.

