

# Flat F, 24 Albyn Grove

ABERDEEN, AB10 6SQ



*BEAUTIFULLY REFURBISHED 1-BED APARTMENT  
BLENDS TRADITIONAL CHARM WITH MODERN STYLE*



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Nestled in the heart of Aberdeen's prestigious West End, this stunning one-bedroom refurbished apartment offers a perfect blend of traditional charm and contemporary style. Flat F, 24 Albyn Grove, has been finished to an exceptional standard throughout, providing an inviting and sophisticated living space ideal for city-centre living.

The property is full of character, with elegant details such as a striking stone fireplace surround in the bright and airy lounge. The large bay window allows natural light to flood the room, creating a warm and welcoming atmosphere, perfect for relaxing or entertaining.







The modern kitchen is both stylish and practical, with ample storage and space for a two-seater dining table, making it a delightful area to prepare meals and dine.







The double bedroom features built-in storage, ensuring a clutter-free environment while maintaining its charm and appeal.



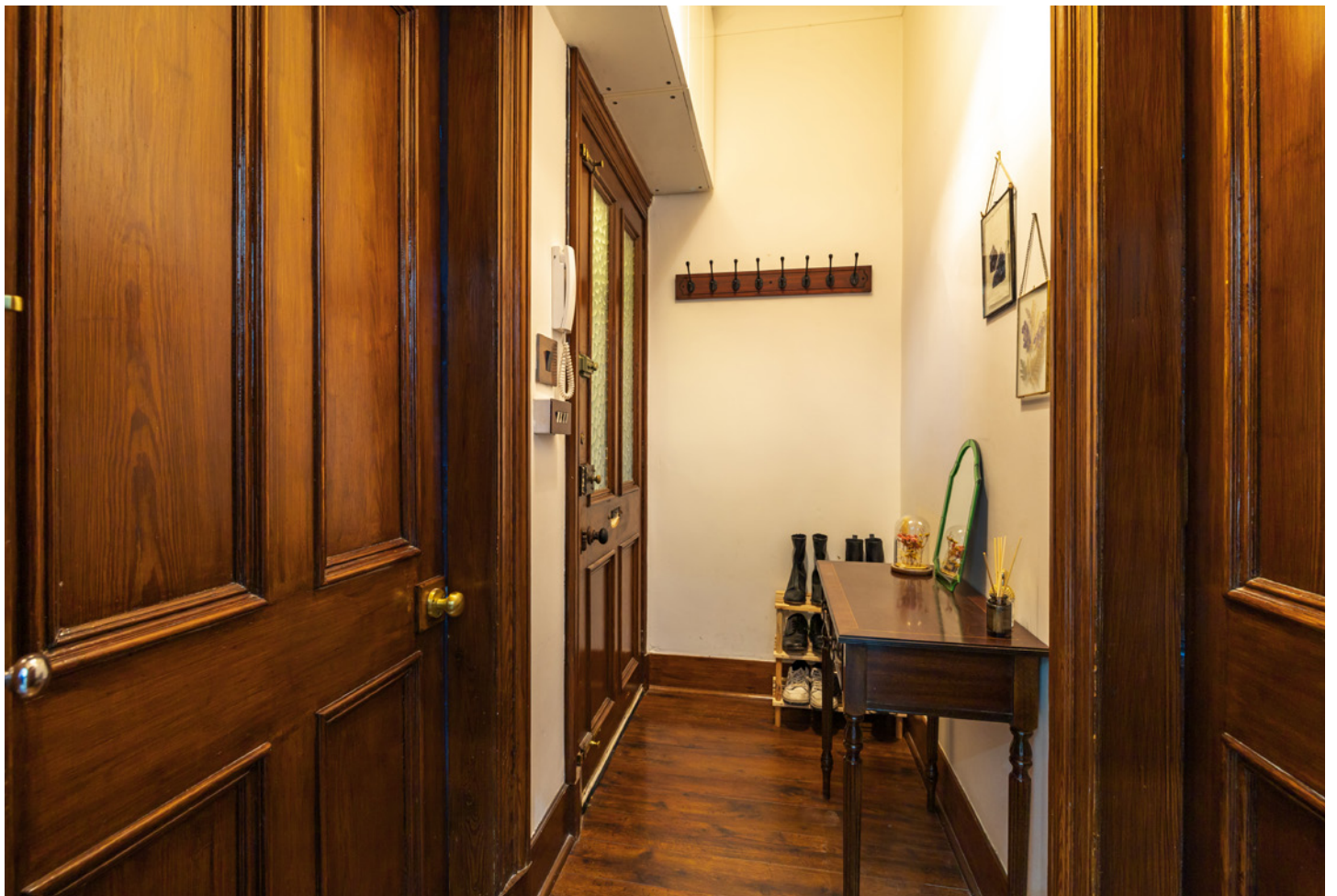


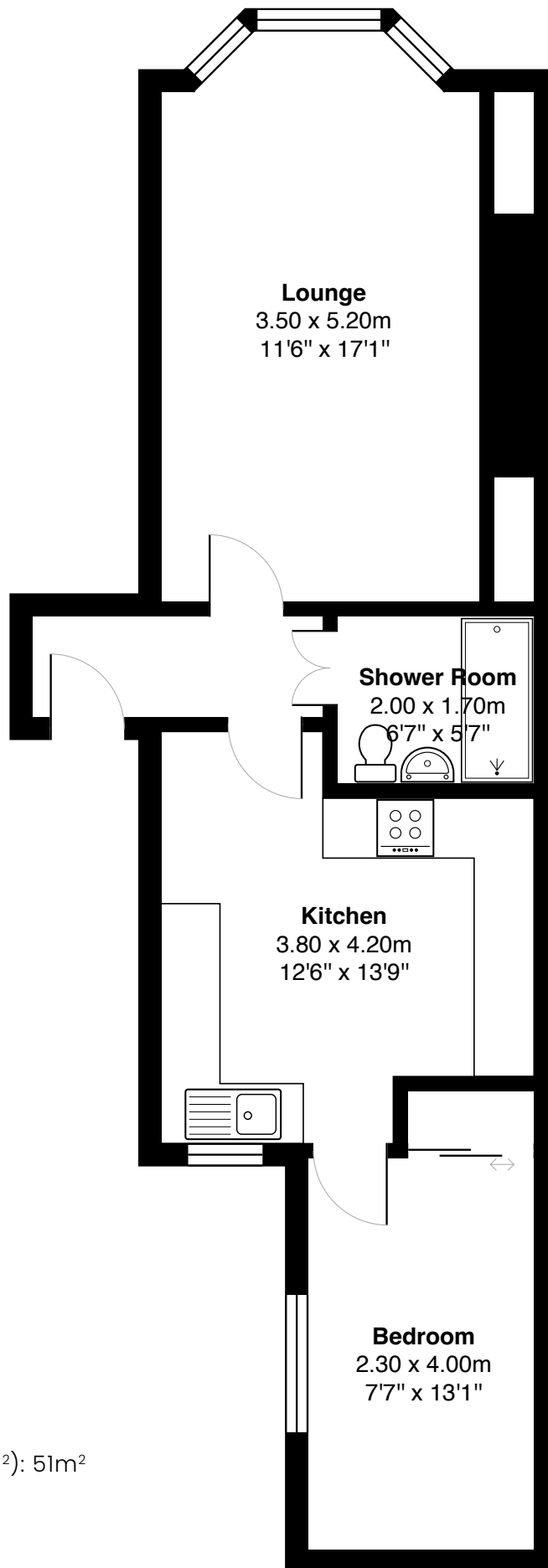


The sleek and beautifully designed shower room completes the property, offering a contemporary finish with high-quality fixtures and fittings.









Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup>

EPC Rating: C



Flat F, 24 Albyn Grove, is a superb option for professionals, couples, or discerning investors seeking a modern and comfortable home or a lucrative investment in a prime location. Just a short stroll from the city centre, this outstanding property combines elegance, convenience, and accessibility, while its surrounding amenities offer the ideal mix of vibrant city living and peaceful retreat.







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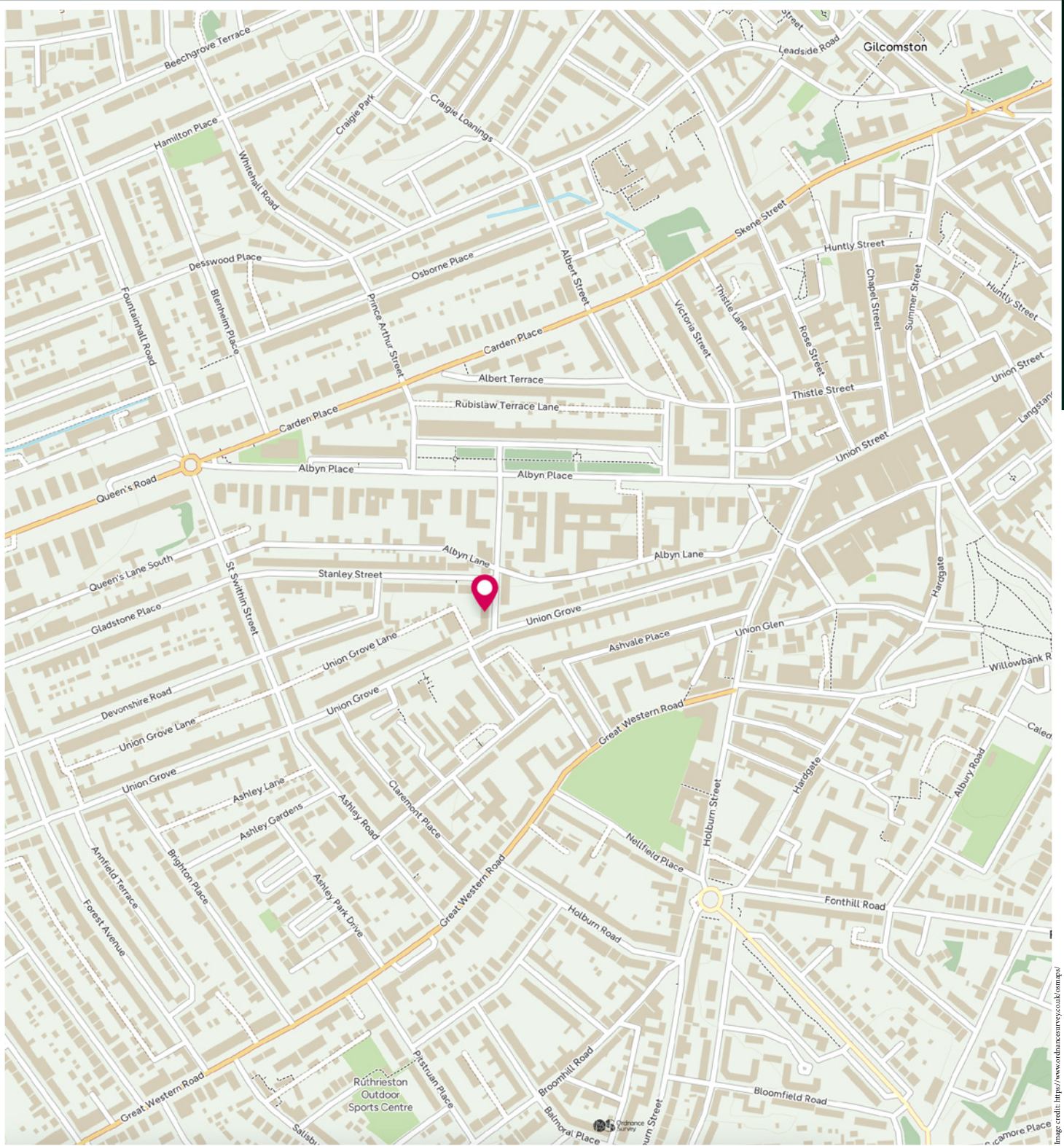
Located in Aberdeen's highly desirable West End, Albyn Grove is a highly sought-after residential area known for its charm, convenience, and vibrant community atmosphere. This popular location lies between Albyn Place and Union Grove, offering a perfect balance of tranquility and accessibility. The property is ideally located just a five-minute walk from the city centre, providing easy access to a wealth of shopping, dining, and entertainment options. Nearby, you'll find a range of independent shops and delightful cafes, adding a unique and local character to the area. For those who appreciate green spaces, the lovely Rubislaw Terrace Gardens are within walking distance, offering a peaceful retreat for outdoor relaxation or leisurely strolls.

Albyn Grove is well-connected, with regular public transport services readily available to all parts of the city, making commuting effortless. The location also boasts excellent access to Aberdeen's key business hubs, the Foresterhill hospital complex, and Aberdeen Airport. Families will appreciate the proximity to reputable schools and educational institutions, while professionals will value the convenience of the short commute to nearby business centres. With its blend of urban convenience and neighborhood charm, Albyn Grove offers a lifestyle of comfort and connectivity, making it an exceptional place to call home.

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## The Location





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