

Attic Floor, 417 George Street

ABERDEEN, AB25 1ER



*A SUPERB FIRST-TIME PURCHASE WITH ITS
FANTASTIC CENTRAL LOCATION*



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The property comprises an internal hallway (laminate floored) leading to all other rooms, a well-proportioned lounge (laminate floored) with plenty of space for a dining table. The Kitchen, which is upgraded, features a ceramic hob, electric oven, extractor hood, dishwasher and a standalone fridge freezer with superb cupboard storage. There are two double bedrooms with space for free-standing furniture. A fully tiled bathroom with shower over bath completes the accommodation. It offers generous modernised accommodation, double glazing and gas central heating (new boiler).

Externally there is a large shared garden with exclusive access to two storage sheds. This property would be a superb first-time purchase with its fantastic central location. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment.

Viewing is necessary to appreciate the value, condition and location.

Attic Floor, 417 George Street

The Lounge



The Kitchen





Bedroom 1

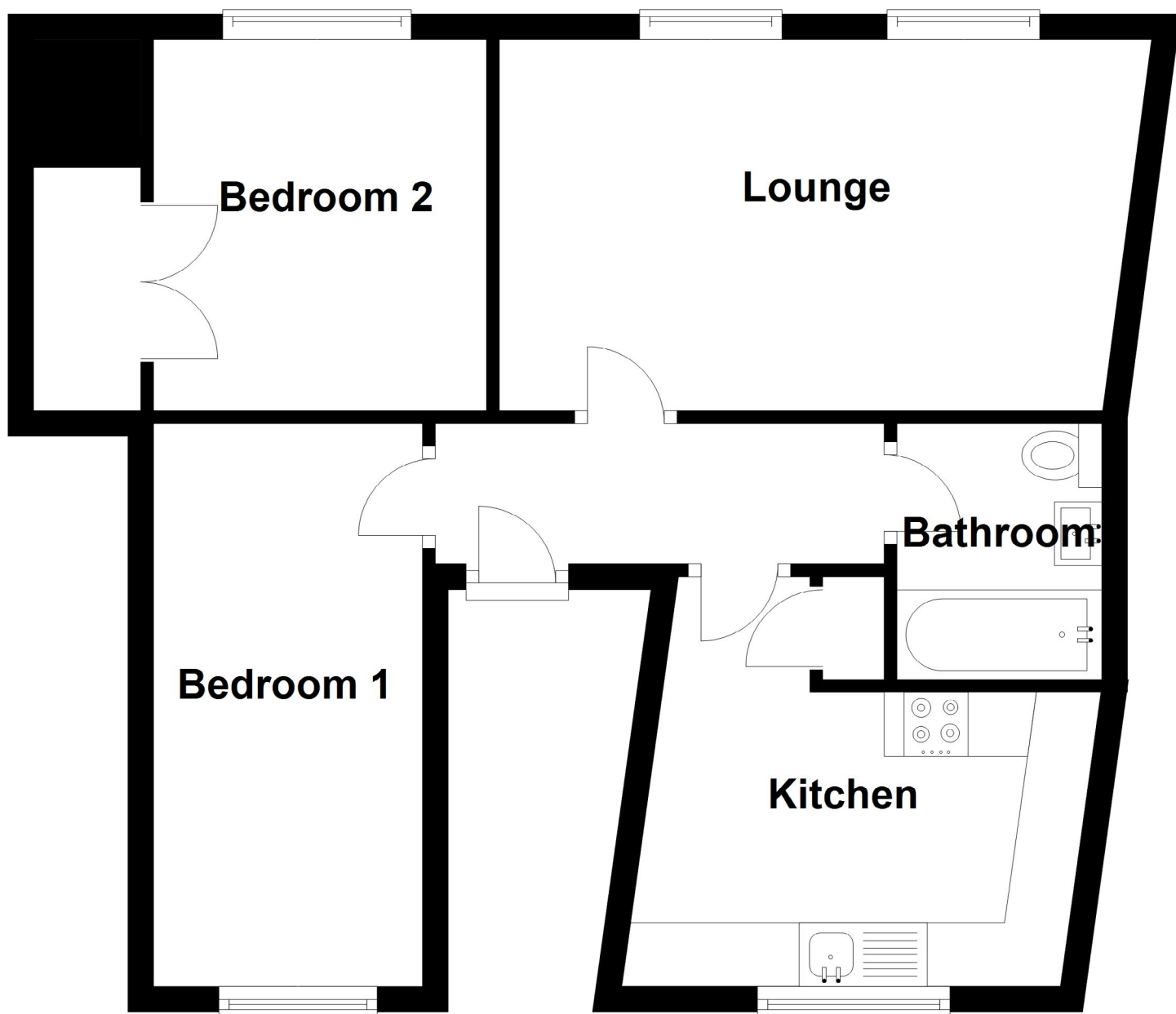




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 2.90m (9'6")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 1	4.50m (14'9") x 2.10m (6'11")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 50m²

EPC Rating: D





Attic Floor, 417 George Street, is a short distance from the University of Aberdeen and numerous local conveniences stores and eateries. With fantastic regular local transport links, you are minutes from the heart of Aberdeen City centre, providing all the amenities one would expect with modern-day city living, including many shopping malls and local shops. Pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.

Aberdeen is renowned for superb educational and recreational facilities; there are many indoor and outdoor activities on your doorstep, and all are within easy reach of the property.

Aberdeen has superb local public transport facilities, with the city offering additional excellent bus and rail services, with national and international flights provided from Dyce Airport. The East Coast Rail Network also operates from Aberdeen.

The Location

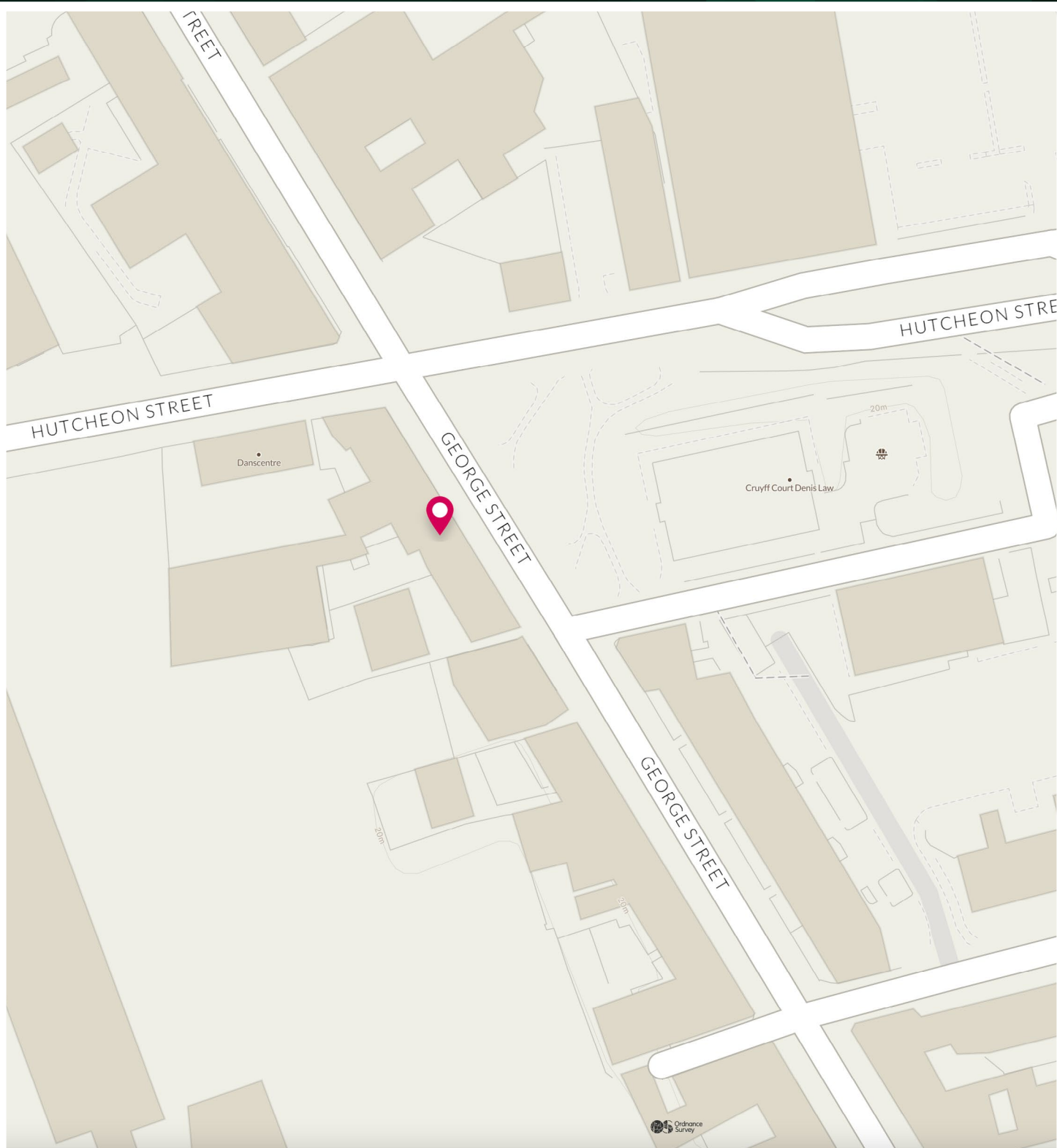


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



Text and description
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