

Flat 35 The Bastille

75 MABERLY STREET, ABERDEEN, AB25 1NL



*DESIRABLE EXECUTIVE APARTMENT,
IN A HISTORIC LISTED BUILDING*



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McEwan Fraser Legal is delighted to offer this exceptionally spacious three-bedroom executive apartment on the third floor of the renowned Bastille building. Entry is gained to the immaculate foyer through a secure door with the use of a key fob with the bonus of lift access to all floors. The current owners during their tenure have maintained and upgraded to an impeccable standard. The rooms benefit from high ceilings and tall windows, with neutral decor throughout creating an ideal blank canvas to put your stamp on.

The welcoming internal hallway provides storage space having two large cupboards one of which has been converted to a mini bar. The lounge/dining kitchen which spans the width of the property is an impressive room with tall arched windows that flood this room with natural light and there is ample space for a range of both living and dining furniture and is a perfect stop for entertaining. The kitchen is fitted with a range of wall and base units, with contrasting work surfaces, and quality integrated and stand-alone appliances.









The master bedroom is generously proportioned, with a Jack and Jill-styled shower room boasting a built-in double wardrobe with mirrored sliding doors and ample space for a range of free-standing furniture. There are two further double bedrooms both of which have fitted wardrobes, and a centrally set shower room completes the layout of this impressive property.





Bedroom 2

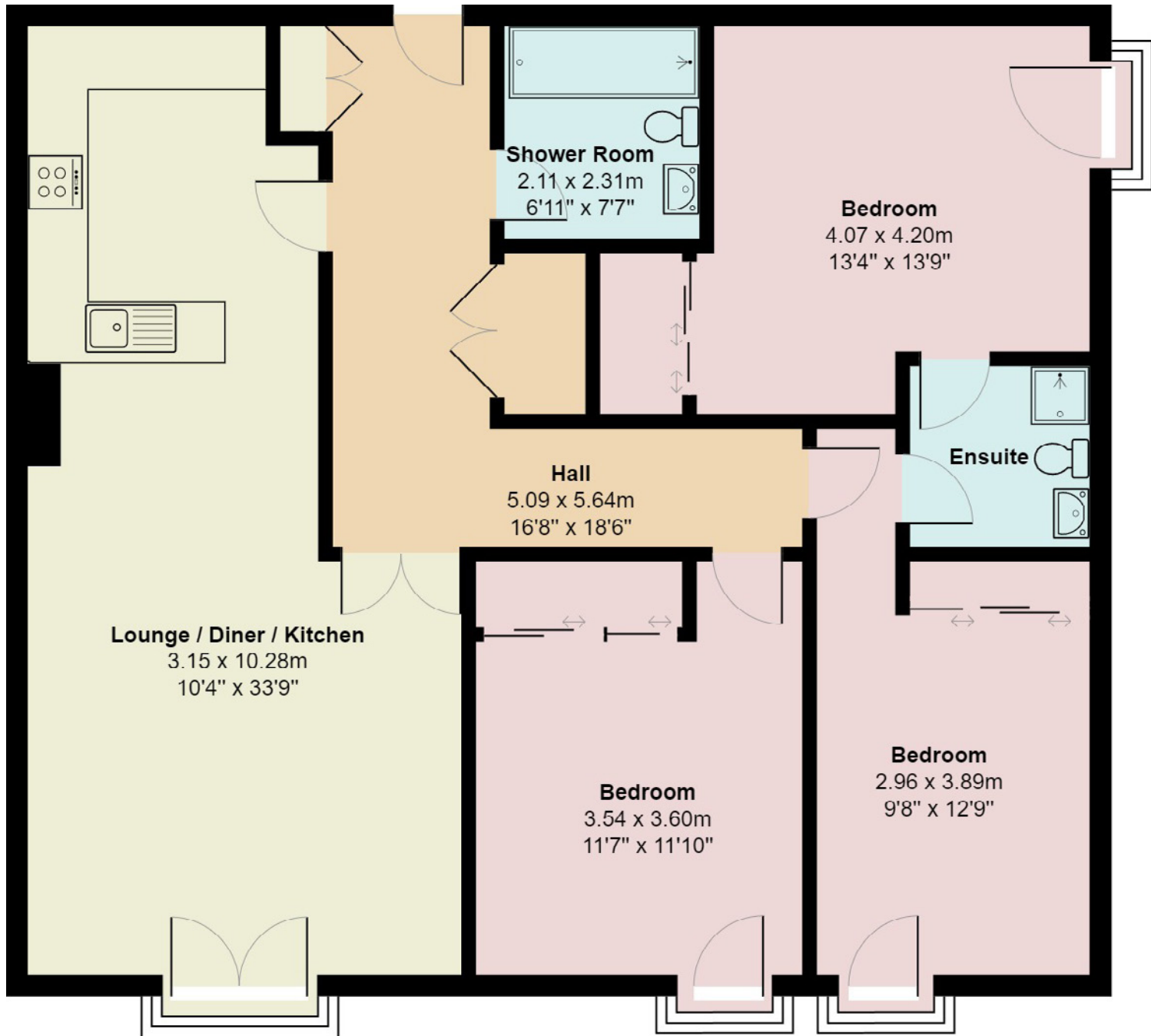




Bedroom 3







Gross internal floor area (m²): 100m²

EPC Rating: C

Floor Plan

The property further benefits from recently installed modern and economical electric heating, and double glazing and the property has an allocated parking space within the secure car park where there is also secure cycle storage. Early viewing is recommended to fully appreciate the standard of this property and its convenient location.





The Bastille is an imposing red brick building accessed from Maberly Street with the city centre ten minutes' walk with regular public transport to this and many parts of the city and beyond. The city provides all the amenities one would expect with modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach and many activities for the outdoor enthusiast.

The area has great local public transport facilities with the city offering further excellent bus and rail service as well as national and international flights from Dyce Airport.

The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the City of Inverness. The property is also ideally located for both the student and the professional employee with Aberdeen University, Aberdeen College, and Fosterhill Hospital nearby.

The Location

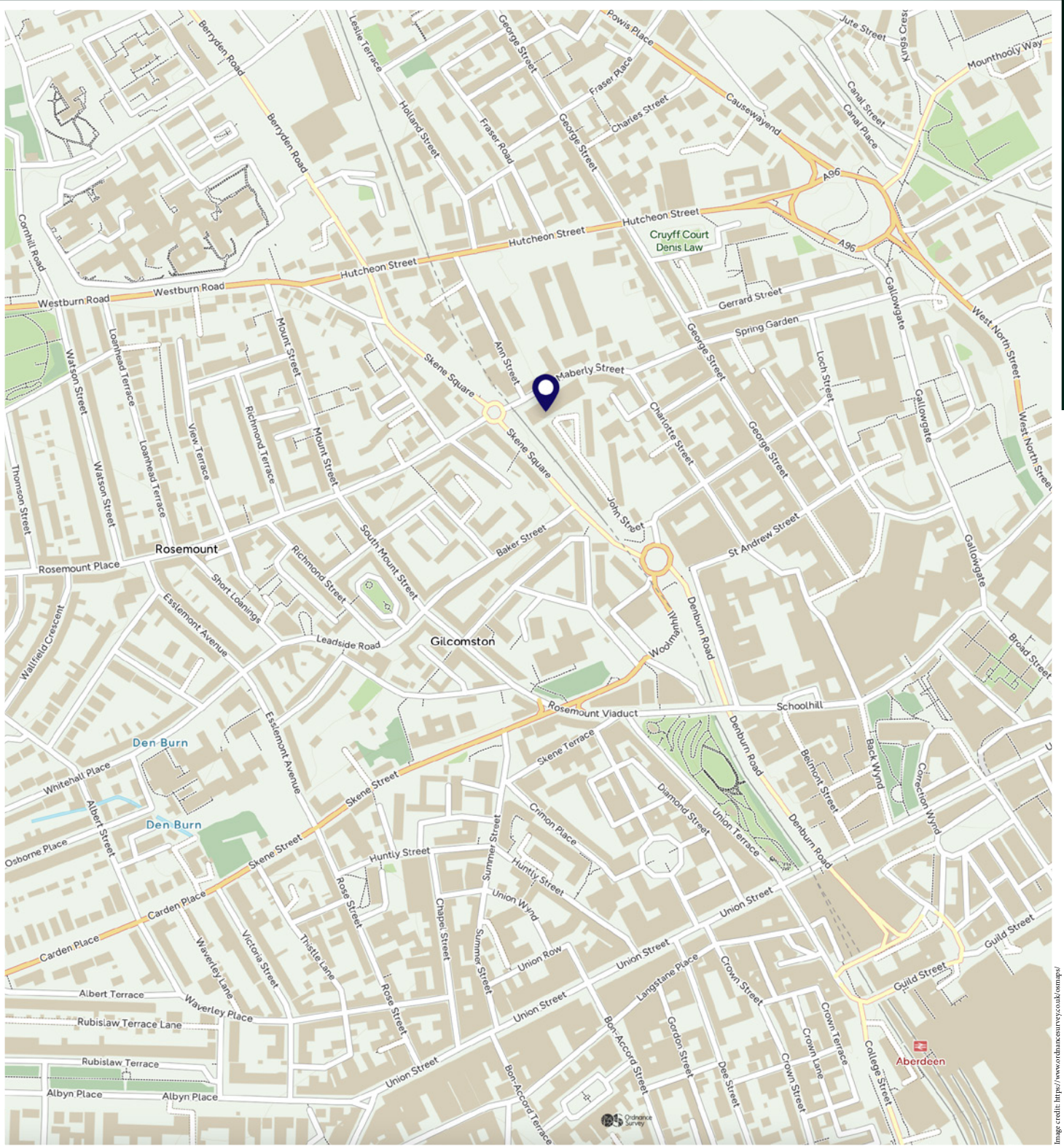


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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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