

Flat 32, 75 Maberly Street

ABERDEEN, AB25 1NL



*DESIRABLE EXECUTIVE APARTMENT,
IN A HISTORIC LISTED BUILDING*



0131 524 9797

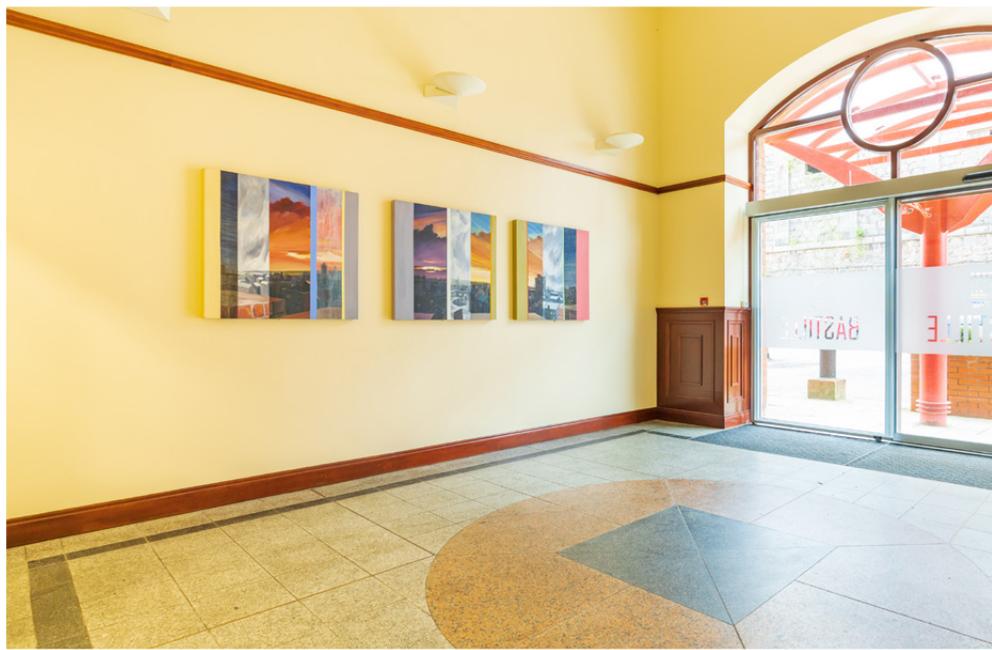


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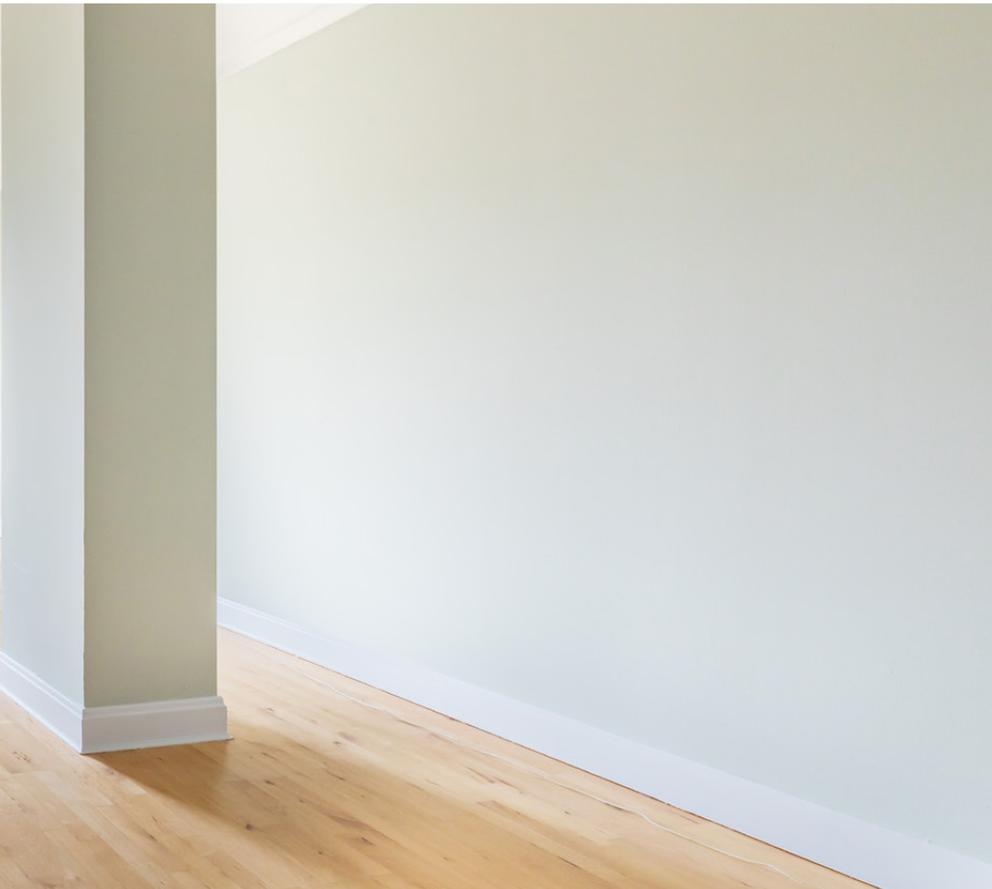


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McEwan Fraser Legal is delighted to offer for sale this exceptionally spacious one-bedroom executive apartment located on the second floor of the renowned Bastille building. Entry is gained to the immaculate foyer through a secure door with the use of a key fob with the added bonus of lift access to all floors. The current owner during his tenure has maintained the property throughout with a recent redecoration just completed. The rooms benefit from high ceilings and tall windows, with neutral decor throughout creating an ideal blank canvas to put your own stamp on.



The welcoming internal hallway provides a wealth of storage space having two large built-in cupboards. The lounge/dining kitchen which spans the width of the property is an impressive room with a tall window with a Juliet-style balcony, an ideal layout for entertaining, with ample space for a range of both living and dining furniture. The kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating a stainless steel sink and drainers as well as an integrated electric hob and oven.



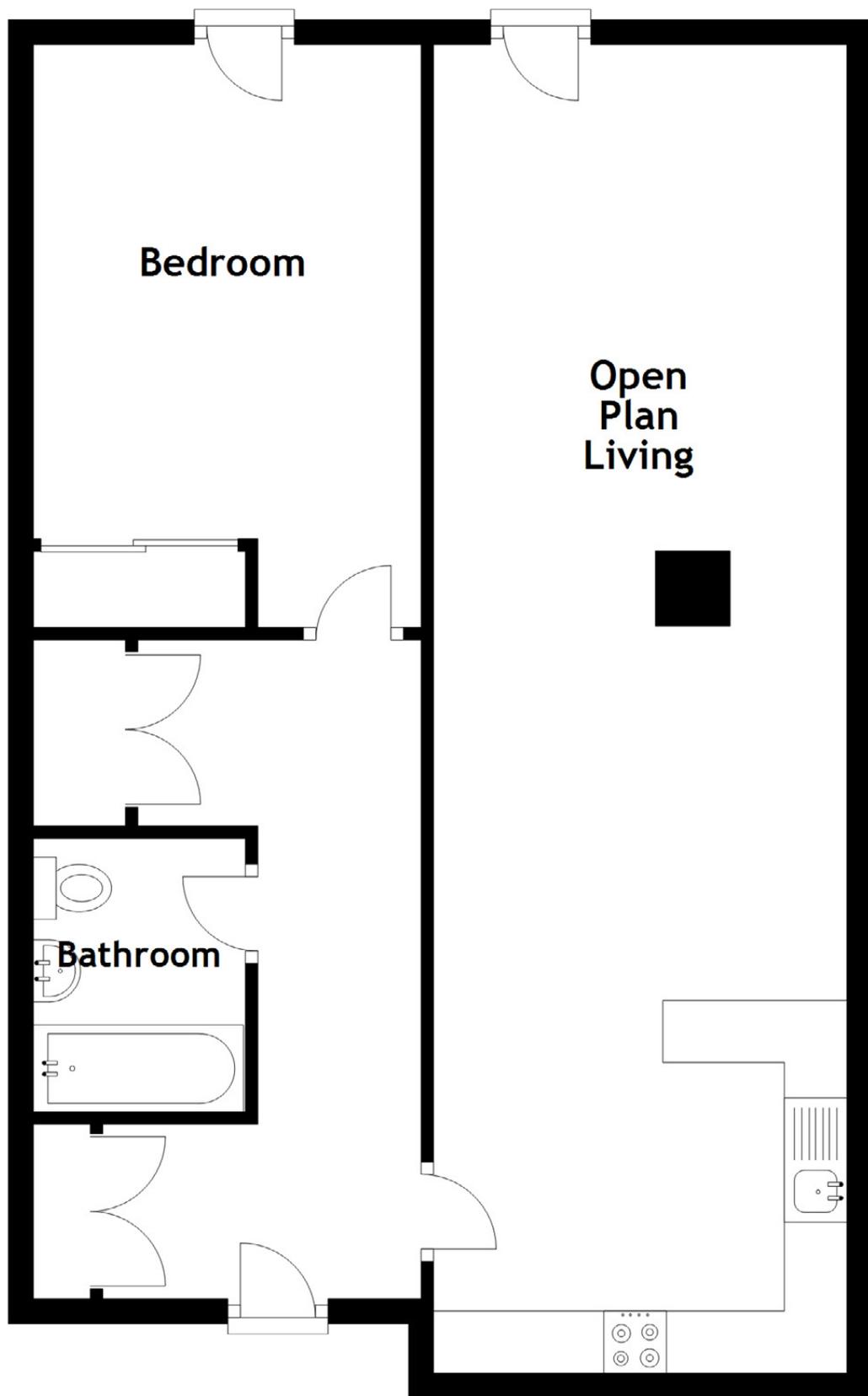




The double bedroom is generously proportioned, boasting a built-in double wardrobe with mirrored sliding doors and ample space for a range of free-standing furniture. A centrally set bathroom with shower over bath completes the layout of this impressive property.







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	10.70m (35'1") x 3.30m (10'10")	Gross internal floor area (m ²): 66m ²
Bedroom	4.70m (15'5") x 3.10m (10'2")	EPC Rating: E
Bathroom	2.20m (7'3") x 1.70m (5'7")	



The Bastille is an imposing red brick building accessed from Maberly Street. The city centre is a 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 superb recreational and leisure facilities within easy reach and many outdoor activities for the outdoor enthusiast.

The area has excellent local public transport facilities with the city offering additional 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

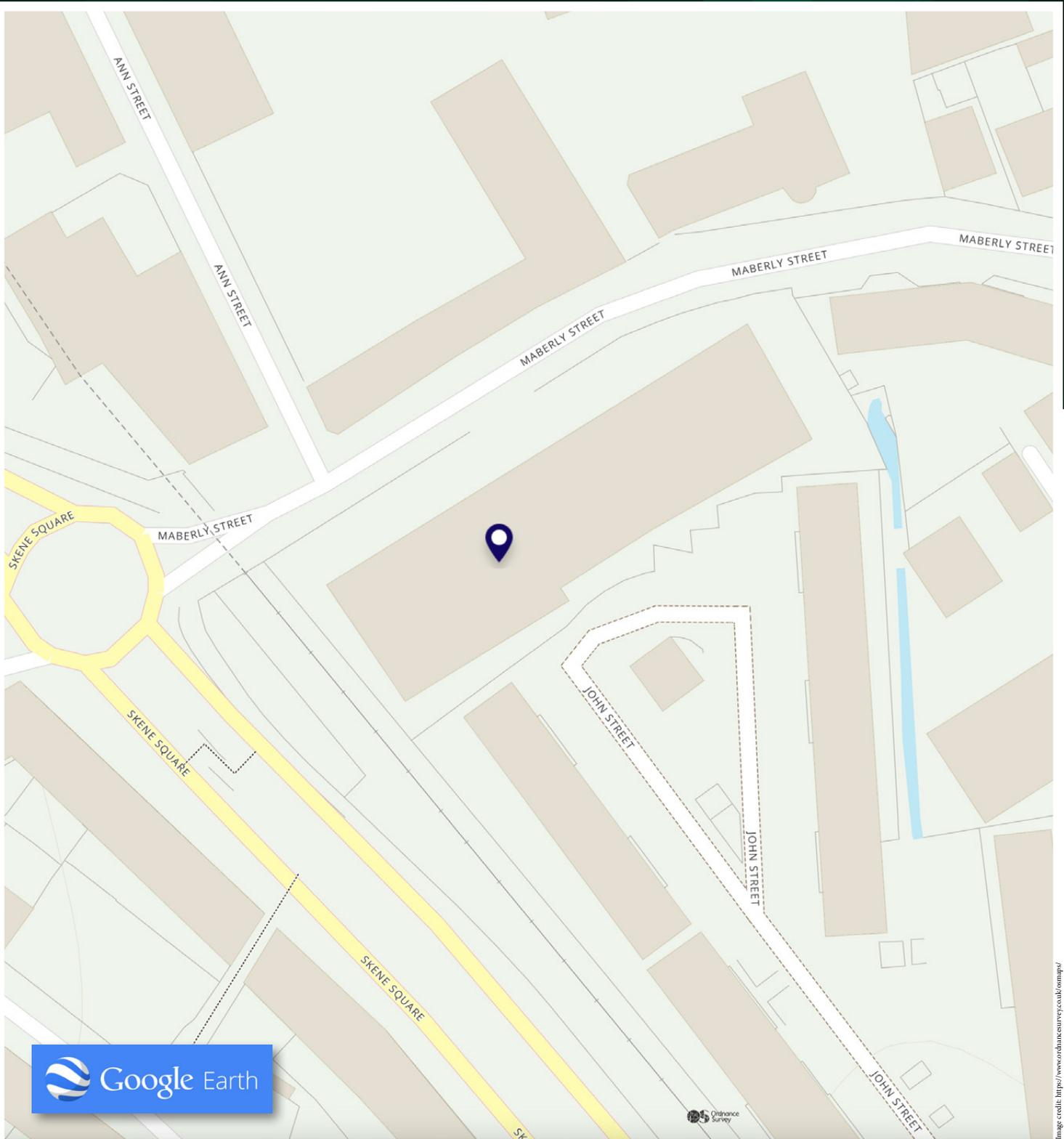


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
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