

Flat 4 Ogilvie Building

77 DEE STREET, ABERDEEN, AB11 6FF



Modern one bedroom apartment set within a desirable location just minutes from City Centre.



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Forming part of a much sought after development, this is a fantastic opportunity to purchase an exceptionally spacious open plan one bedroom ground floor apartment, presented to the market in walk-in condition.

Flat 4 Ogilvie Buildings, Dee Street enjoys the conveniences of a security entry system, resident's underground car parking and a factor that has been appointed for the upkeep of the communal areas and exterior of this fantastic building.

THE LOUNGE/KITCHEN



This well-presented property has been maintained to an exceptionally high standard boasting immaculate fresh neutral décor, a fully fitted integrated kitchen that is open plan to the spacious lounge, a large double bedroom with a built-in wardrobe, and a spacious well-equipped shower room.



THE BEDROOM

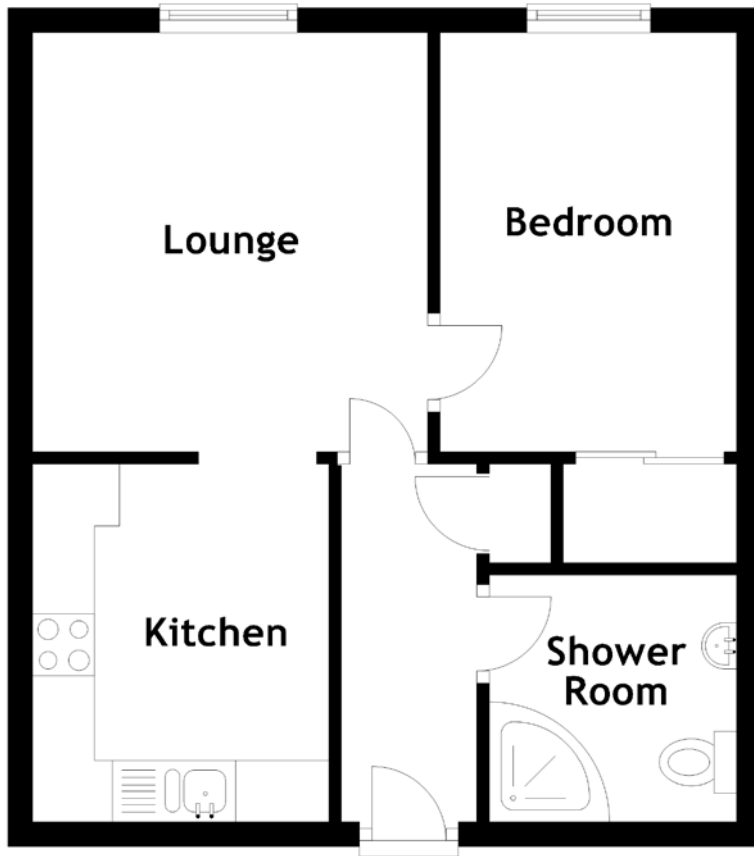


THE SHOWER ROOM



The property further benefits from full UPVC double glazing and modern electric storage heating throughout. With its fantastic central location, this property would suit a first-time purchaser taking steps on the property ladder, a professional couple or it would make a fantastic buy-to-let investment, the owner is willing to leave all furniture and fittings dependent on the offer. Early viewing is highly recommended.

FLOOR PLAN, DIMENSIONS & MAP



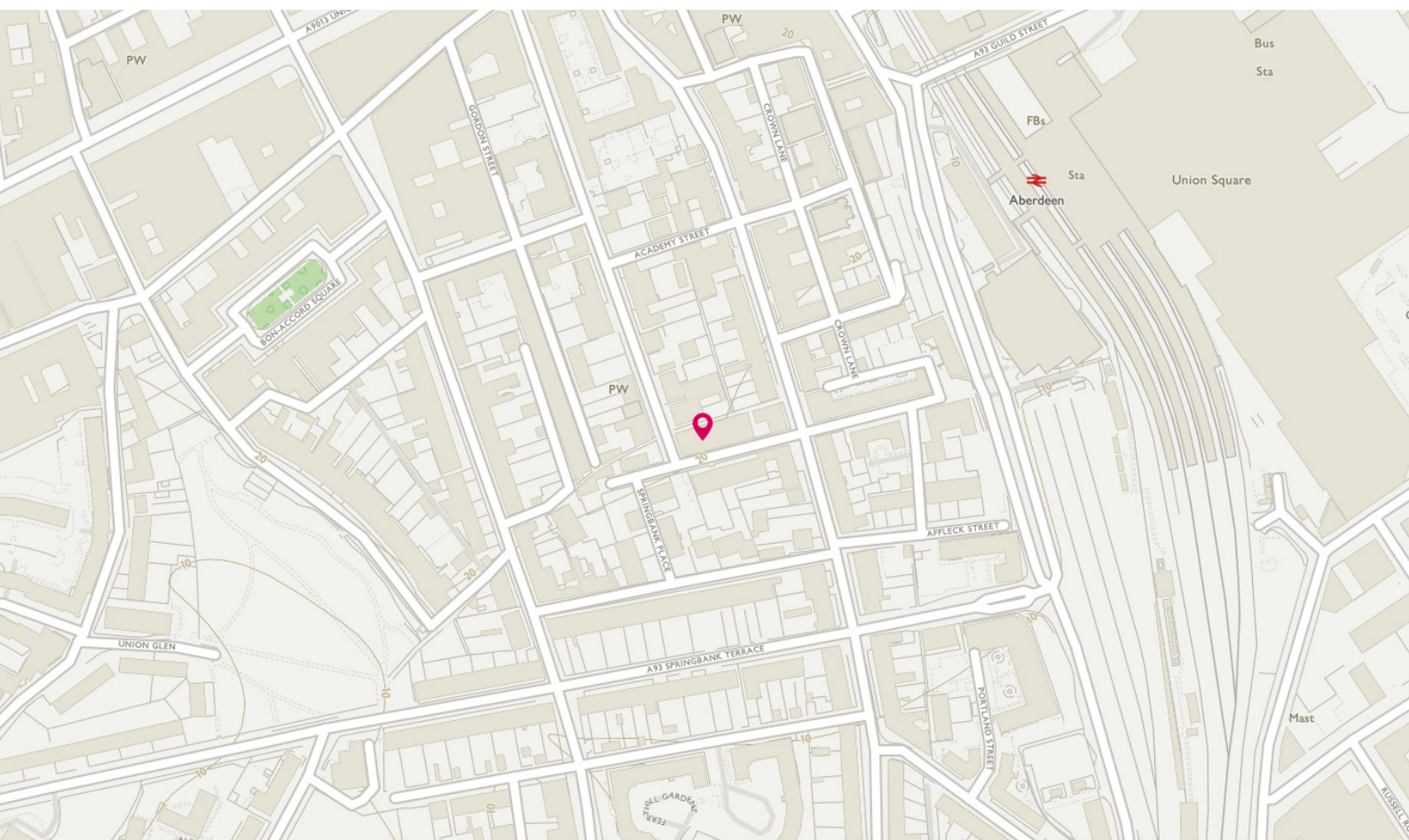
Approximate Dimensions
(Taken from the widest point)

Lounge	3.40m (11'2") x 3.20m (10'6")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Bedroom	3.20m (10'6") x 2.40m (7'10")
Shower Room	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 37m²

EPC Rating: D

Extras (Included in the sale): Available fully furnished subject to the offer amount, more details with regards to the items being left available upon request.



THE LOCATION

Ogilvie Building, 77 Dee Street is situated within a modern and desirable residential area and you are just a few minutes from the heart of Aberdeen city centre.





All the amenities one would expect with modern-day city living are provided, including a multitude of shopping centres 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 a multitude of activities for the outdoor enthusiast.

The property is well served with great local public transport facilities. With the city offering further excellent bus and rail service with national and international flights being provided 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 both Aberdeen University and Aberdeen College close by.



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