



**70 ASHVALE PLACE
ABERDEEN, AB10 6QB**

**OFFERS OVER
£78,500**

ONE BEDROOM FLAT SITUATED IN THE HEART OF THE CITY CENTRE

- ONE BEDROOM
- LOUNGE
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- COMMUNAL GARDEN
- ON-STREET PARKING
- EPC RATING – F

James & George Collie Property + Mortgage Agency
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DESCRIPTION

We are pleased to present to the market this one bedroom top floor flat, conveniently situated within the heart of the city centre. The property forms part of a traditional granite building and would serve well as a first time purchase or buy to let investment. The accommodation comprises: a hallway providing access to all rooms within the property with a secure entry telephone handset; the bright lounge provides ample space for soft and free-standing furniture; the kitchen has a good range of base and wall mounted units, high gloss grey worktops, a stainless steel sink and tiled splashback, undercounter fridge freezer and a washing machine, free-standing electric cooker (all included in the sale); a good sized double bedroom allows ample space for a free-standing furniture; the shower room comprises of a W.C., wash hand basin, tiled shower cubicle with electric shower within.

The property is currently fully furnished with the possibility of purchasing by separate negotiation.

Outside: The property benefits from a communal garden which is laid to lawn and an area that has stone chips. On-street parking is available with a residents' parking permit that is available by application from Aberdeen City Council.

Ashvale Place lies off Holburn Street or can be accessed from Great Western Road and the city centres wealth of amenities including shops, restaurants and recreational facilities are all within striking distance. Regular public transport to many parts of the city including the Robert Gordon campus at Garthdee is readily available and the subjects enjoy easy access to the business centres to the south of the city and the Queen's Cross area.

Accommodation:

Lounge	3.87m x 1.83m
Kitchen	2.31m x 1.61m
Bedroom	4.02m x 3.01m
Shower Room	1.55m x 1.27m

ENTRY

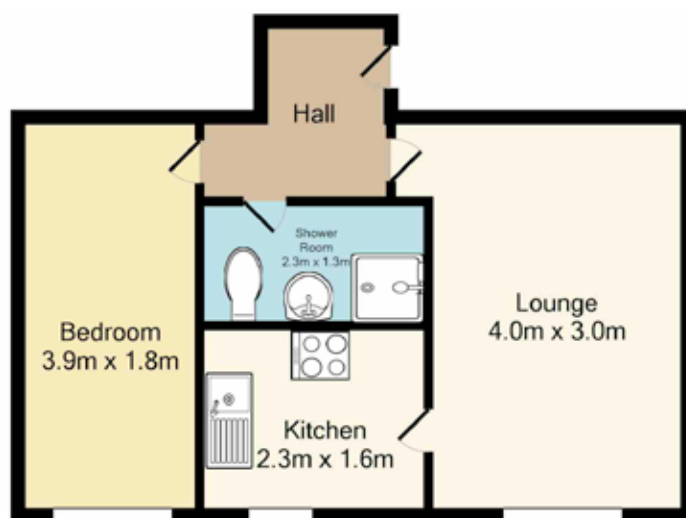
By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From the top of Union Street turn left onto Holburn Street and take the second right onto Ashvale Place. The property is situated at the end of the street on the right hand side.



Measurements are approximate. Not to scale. Illustrative purposes only
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