



**11 BON ACCORD TERRACE  
ABERDEEN, AB11 6DP**

**OFFERS OVER  
£90,000**

**AN ATTRACTIVE ONE BEDROOM TOP FLOOR APARTMENT  
LOCATED WITHIN THE HEART OF ABERDEEN CITY CENTRE**

- ONE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED GARDEN
- EPC RATING – D

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## DESCRIPTION

Situated in the heart of the city, we are delighted to present to the market this attractive one bedroom top floor flat which forms part of a substantial granite tenement. The property is entered via a bright, well maintained and secure communal entrance. The accommodation comprises: an L-shaped entrance hallway providing access to all rooms, a cupboard houses the electric meter and consumer box; the bright and spacious lounge has ample space for free-standing lounge furniture, original ceiling cornice, bayed window and a shelved storage cupboard housing the gas meter; the kitchen is fitted with white base and wall mounted units, complimenting worktops and a stainless steel sink, high level microwave, free-standing cooker and fridge freezer and an undercounter washing machine; the good sized double bedroom has a rear facing window and built-in wardrobe; the bathroom is fitted with a white three piece suite and comprises of a bath with electric shower over, wash hand basin and a W.C.

**Outside:** There is a communal garden area to the rear of the building. In addition there is an exclusive coal cellar/store in the shared basement area as well as a shared cupboard on the landing. The loft space is shared with the other top floor flat and is accessed by fixed wooden staircase on the top landing. There is on the street parking available and a parking permit can be obtained from Aberdeen City Council.

Bon Accord Terrace is situated in the heart of Aberdeen city centre, well located for its excellent range of shopping, recreational and leisure facilities. There are also good public transport facilities making many parts of Aberdeen city easily accessible from this property. A short walk also leads to the main Aberdeen Railway Station and Bus Depot.

### Accommodation:

Lounge	3.76m x 3.62m
Kitchen	2.36m x 1.30m
Bedroom	3.18m x 1.91m
Bathroom	1.91m x 1.50m

## ENTRY

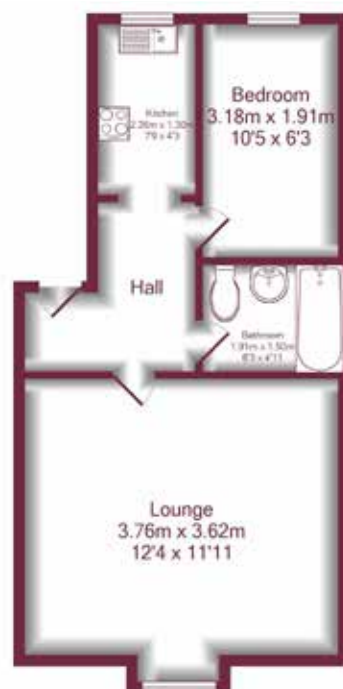
By arrangement.

## VIEWING ARRANGEMENTS

Please call selling agents on 01224 572777.

## DIRECTIONS

Bon Accord Terrace is the last opening on the left hand side travelling towards Holburn Junction. Number 11 is located on the left hand side midway along the street.



Measurements are approximate. Not to scale. Illustrative purposes only  
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