



**42G REGENT QUAY
ABERDEEN, AB11 5BE**

**OFFERS OVER
£60,000**

ONE BEDROOM SECOND FLOOR FLAT IN A CITY CENTRE LOCATION

- DOUBLE BEDROOM
- IN NEED OF MODERNISATION
- NEUTRAL DÉCOR THROUGHOUT
- CITY CENTRE LOCATION
- ELECTRIC HEATING
- EPC – E

James & George Collie Property + Mortgage Agency
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DESCRIPTION

We are pleased to bring to the market this one bedroom second floor city centre flat. In need of some modernisation this property boasts a double bedroom, spacious lounge, kitchen and bathroom. The building benefits from a telephone security entry system and well-kept mutual hallways and stairwells with tiled flooring, carpeted stairs and large arched windows ensuring good natural light. Located within the heart of the city centre this property forms part of a traditional listed building and is just a few minutes' walk to Union Street and would make an ideal purchase for a buy to let investor or first time buyer.

The accommodation comprises: Entrance hallway with security door entry handset and a spacious storage cupboard with shelving which houses the water tank; Spacious lounge which has space for free standing furniture and other items of soft furnishings; Kitchen is fitted with white base and wall units and contrasting worktops, electric hob with oven below and extractor fan above, free standing fridge freezer, washing machine and dishwasher; Double bedroom has space for free standing furniture and other items of soft furnishings; The bathroom completes the accommodation and comprises bath with shower above, wc, wash hand basin, wall mounted mirror and extractor fan.

Accommodation:

Lounge	3.92m x 3.20m
Kitchen	1.58m x 3.20m
Bedroom	2.73m x 4.76m
Bathroom	1.68m x 3.20m

Outside: On street permitted parking available.

Area: Regent Quay is a mixed commercial and residential street opposite the harbour, within easy walking distance of the city centre and all its amenities. The bus and railway stations are within easy reach, so too a choice of bus routes with links to all parts of the city and suburbs, including the airport. Union Square with a choice of shops, restaurants and cinema is within easy walking distance.

ENTRY

By Arrangement

VIEWING ARRANGEMENTS

Tel Selling Agents 01224 572777

DIRECTIONS

Regent Quay runs parallel to Union Street. By car, turn on to Market Street, turn left on to Regent Quay and No 42 is on the left hand side.

