



18 Burnett Place

Aberdeen AB24 4QD



mackinnons
solicitors



The property is entered via a hardwood door into the vestibule which features the original tiled floor. A wide reception hall gives access to all accommodation and the lounge has a large bay window with venetian timber blinds which overlooks the front of the property. The modern dining kitchen is fitted with a range of cream coloured wall and base units with co-ordinating worktops and tiled splashbacks. A large window overlooks the rear garden and there is also a door which leads to the rear garden. The master bedroom is of good proportion, with original wooden flooring and adequate space for free standing furniture. The second bedroom is also of good size and features two large windows. Both bedrooms overlook the rear garden. The bathroom is fitted with a white, three piece suite with an over bath shower. A large shared garden is laid mainly to lawn bordered by flowers and mature shrubs with a decked patio area. There are two exclusive large storage cellars and on street parking is available.

- 2 Bedrooms
- Self Contained Ground Floor
- Double Glazing and Gas Central Heating

18 Burnett Place Aberdeen AB24 4QD

We have pleasure in offering for sale this charming, self contained, ground floor, two bedroom apartment which forms part of an impressive granite building. Many fine period features have been retained including pitch pine doors and flooring, deep skirtings, picture and dado rails, ornate plasterwork, ceiling roses and a beautiful original fireplace. This spacious property also benefits from gas central heating and double glazing.



Terms

Council Tax

Band C

EPC

Band D

Entry

By Arrangement

Viewing

Contact Solicitors

01224 868687



NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

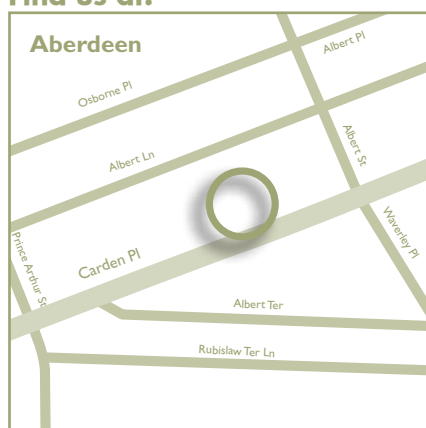
- **Property matters including Sales and Purchase**
- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**



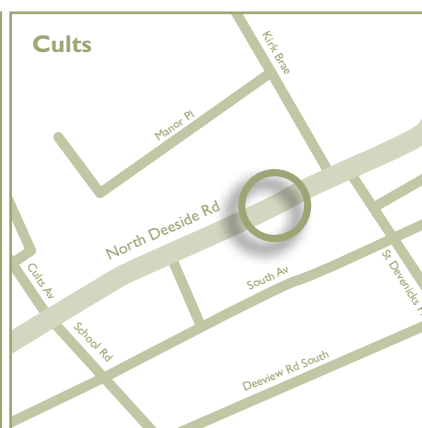
Visit our property services online:



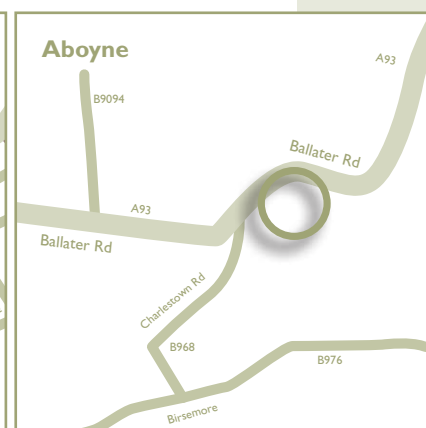
Find us at:



14 Carden Place
Aberdeen AB10 1UR
Tel: 01224 **632464**



379 North Deeside Road
Cults, Aberdeen AB15 9SX
Tel: 01224 **868687**



Ballater Road
Aboyne, Aberdeenshire AB34 5HN
Tel: 013398 **87665**