



20 Portland Street

Aberdeen AB11 6LL

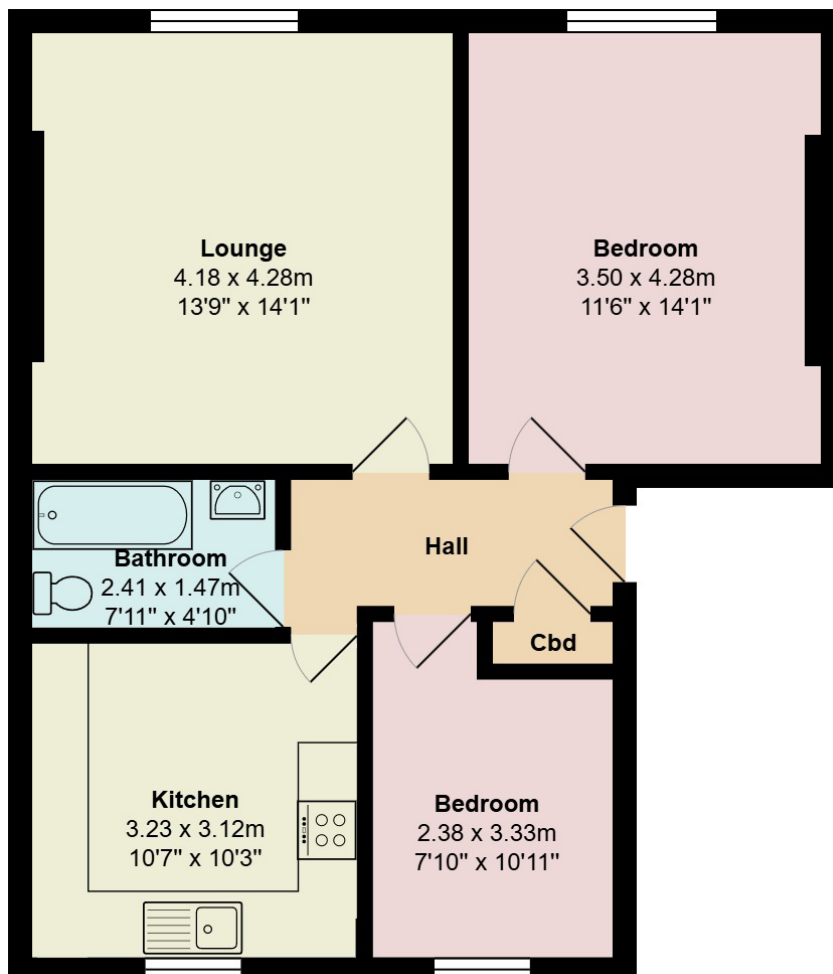


mackinnons
solicitors

Forming part of a traditional granite three flat tenement, we are pleased to offer for sale this well proportioned two bedroom top floor flat in the heart of Aberdeen city.

An entrance hall/stairwell is protected by a security entry system. Shared attic space on top landing, partially floored and housing the central heating boiler. A lounge offers space for a range of furnishings. The kitchen is fitted with a range of wall and base units. An integrated gas hob with extractor hood, electric oven/grill, slimline dishwasher will remain along with the free-standing washing machine and fridge/freezer. A spacious double bedroom overlooks the front of the property with free standing wardrobes which are to remain. A second double bedroom overlooks the rear of the property. A centrally set bathroom completes the accommodation. Storage cupboard in hallway. A well maintained communal garden boasts an area of lawn and an attractive seating area ideal for outdoor entertaining. Access to shared cellar and exclusive shed.

- Gas Central Heating
- Double Glazing
- Shared Garden
- Light and Airy Lounge
- Modern Kitchen
- Two Double Bedrooms



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax
Band B

EPC
Band C

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687

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