



186

Victoria Road

2nd Floor Left, Torry, Aberdeen AB11 9NN

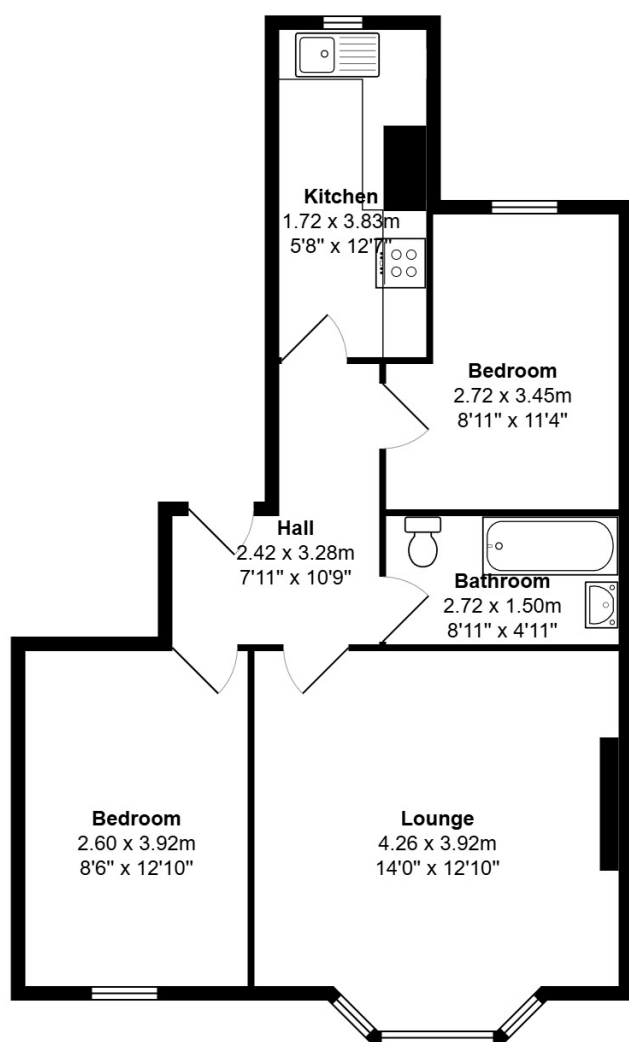


mackinnons  
solicitors

Ideally positioned in the popular Torry area of Aberdeen city, we offer for sale this well proportioned two bedroom top floor flat, located within a well maintained traditional tenement. Boasting gas central heating and double glazing throughout, this flat offers the ideal first time purchase or buy to let investment.

Accommodation comprises of an L-shaped reception hall, light and airy lounge/ dining area with bay window frontage and feature fireplace. Galley style kitchen with integrated and free standing appliances. Two well proportioned double bedrooms and a good sized bathroom with shower over the bath. The property is further enhanced by a shared loc bloc courtyard to the rear providing access to an exclusive storage cellar. Steps from this area lead to a raised shared drying green.

- Light and Airy Lounge/ Dining Area
- Galley Style Kitchen
- Popular City Location
- Two Double Bedrooms
- Good Sized Bathroom
- Exclusive Storage Cellar
- Ideal First Purchase



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 A

### EPC

Band C

### Entry

By Arrangement

### Viewing

Contact Solicitors  
01224 868687

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