



Virtual Furniture



# 183

## Crown Street

First Floor Left, Aberdeen AB11 6JA

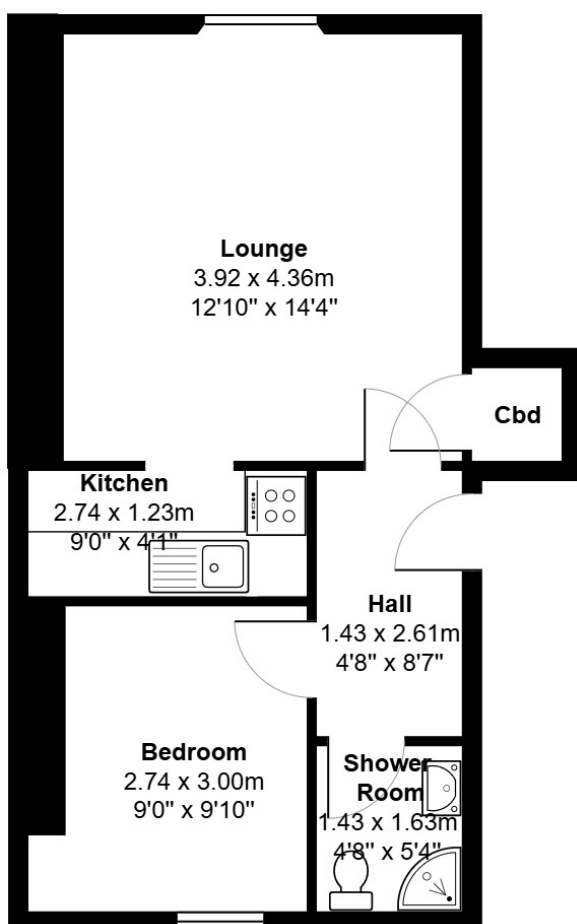


**mackinnons**  
solicitors

We are delighted to offer for sale this charming one bedroom first floor apartment situated within a striking traditional granite building. Enjoying a central city location, the property lies within close proximity to a varied range of amenities, leisure pursuits and transport links. Offering well proportioned and bright living accommodation, the apartment benefits from high ceilings, a secure communal entrance, shared garden and exclusive cellar storage. An ideal opportunity for a first time buyer or buy to let investor.

A hardwood door opens into the welcoming entrance hall. The bright and spacious lounge/dining room offers great potential for both relaxation and formal dining, while the kitchen is fitted with a good range of storage and shelving. The bedroom is a light and airy living space. The modern shower room is inclusive of a white two piece suite with a curved corner shower enclosure.

- Electric Heating
- Double Glazing
- Mains Drainage and Water
- One Bedroom
- Bright Lounge/Dining Room
- Secure Entrance
- Shared Rear Garden
- Permit/Meter Parking



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 D

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

01224 868687

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