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## Leslie Terrace

Attic Floor Flat, Aberdeen AB25 3XB

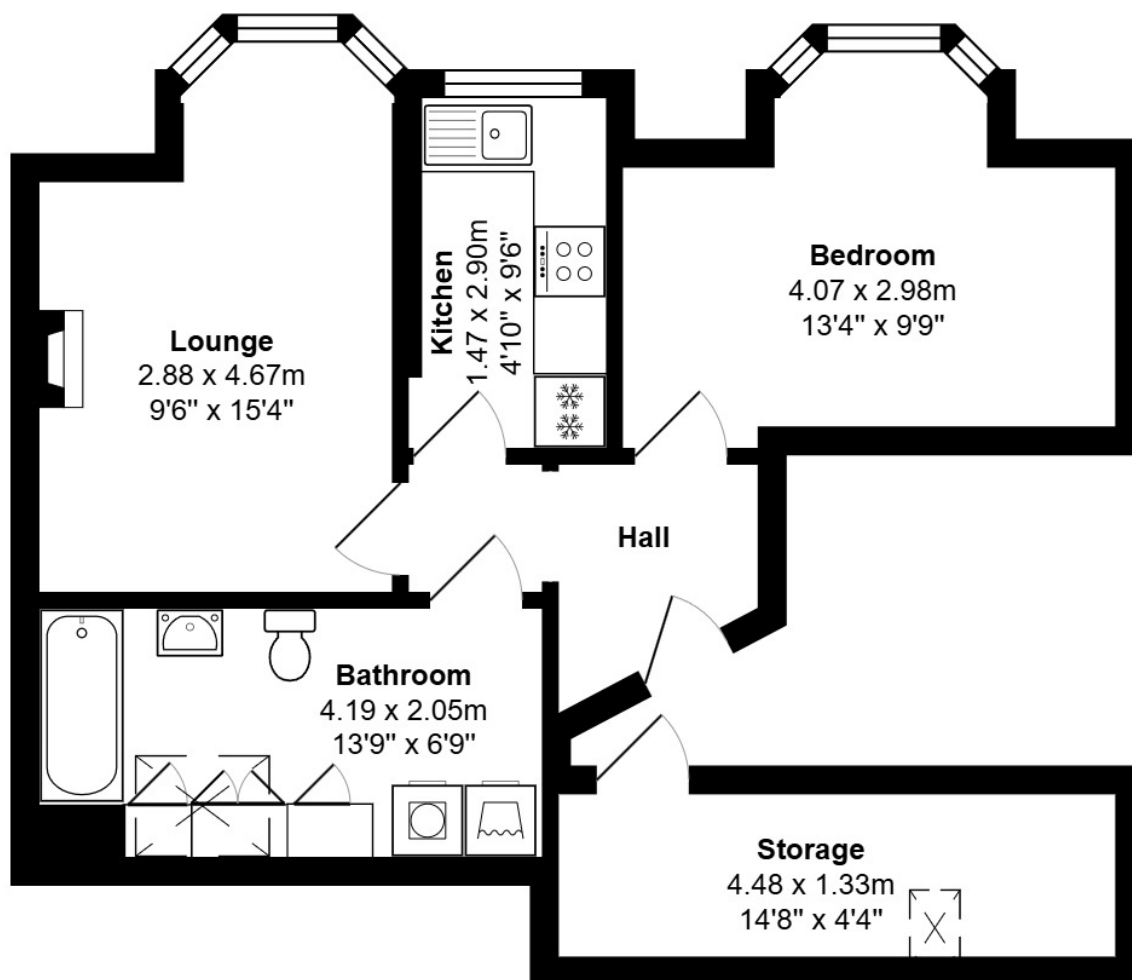


mackinnons  
solicitors

We are delighted to bring to the market this most attractive one bedroom attic floor apartment, forming part of a three flatted traditional granite building. Offering bright and tastefully appointed living accommodation, the property is situated in a popular residential area close to the city centre. An ideal opportunity for a first time buyer or buy-to-let investor.

A partially glazed door from the external landing opens into the welcoming entrance hall. The lounge exudes a peaceful and relaxing ambience, whilst including a charming window seat. The attractive kitchen includes a range of storage units and appliances. The bright double bedroom provides ample space for free-standing furniture. The bathroom is inclusive of a white three piece suite with electric shower appliance over the bath, while there is also a useful laundry area.

- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- One Bedroom
- Exclusive and Shared Garden Areas
- Exclusive Landing Store
- On Street/Permit Parking
- Excellent City Location



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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