

# STEWART & WATSON

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## 5 DEE PLACE ABERDEEN AB11 6EF



### *One Bedroom Second Floor (Left) Flat in Central Location*

- Lounge & Kitchen
- Double Bedroom & Bathroom
- DG & Storage Heating
- Parking Permit Available
- Ideal First Time Purchase

***Offers Around £70,000***

***Home Report Valuation £70,000***

[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)

## **TYPE OF PROPERTY**

Forming part of a traditional granite tenement, protected by a security entry system within walking distance of the City Centre, this One Bedroom Second Floor Flat benefits from Double Glazing and Electric Storage Heating. The accommodation comprises Hallway, Lounge, Kitchen, Double Bedroom and Bathroom with Shower. There is a shared half-landing storage cupboard and shared basement area.

## **ACCOMMODATION**

### **Hallway**

The hallway gives access to all accommodation. Security hand set. Fitted carpet.

### **Lounge**

**13' 5" x 12' 5" (into  
alcove)"**  
(4.1m x 3.8m)

A good sized lounge with two recessed alcoves, television point, storage heater and fitted carpet.



**Kitchen****13' 3" x 7' 4"****(4.0m x 2.2m)**

Fitted with base and eye level units incorporating a stainless steel sink and coordinating work surfaces. Slot in cooker with stainless steel hood above. Space for washing machine. Storage heater and vinyl flooring.

**Bedroom****10' 2" x 9' 5"****(3.1m x 2.9m)**

A well proportioned double bedroom located to the rear of the building and benefiting from extensive built in wardrobes incorporating hanging rail and shelf space. Storage heater and fitted carpet.

**Bathroom**

Fitted with coloured suite comprising w.c., wash hand basin and bath with shower. Cupboard providing handy storage. Vinyl flooring.

## OUTSIDE

There is a shared rear garden. On street parking may be available by way of a Permit which can be obtained from Aberdeen City Council, for which an annual charge is payable.

## SERVICES

Mains electricity, water, drainage and electric storage heating

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

### Council Tax Band

A

### EPC Band

D

### Entry

By arrangement

### Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

### Email

oldmeldrum.property@stewartwatson.co.uk

### Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

Dee Place is situated in the heart of the city centre, well located for all of Aberdeen's excellent amenities. Within walking distance is the main Aberdeen Railway Station and Bus Depot, with Aberdeen itself offering an excellent range of public transport facilities making many parts of Aberdeen easily accessible from this property.

## DIRECTIONS

From Union Street turn down Dee Street continue to the end and turn left into Dee Place. No 5 is situated on the right hand side.

### Reference

Oldmeldrum/FP/K21

**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

**These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.**

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