

FOR SALE



Ashgrove Road, Aberdeen

2 Bedrooms, 1 Bathroom and 1 En Suite, Apartment

£TBC

MARTIN&CO



- Video walk-through - Click on link above
- Ideal for First Time Buyer opportunity
- Allocated Parking Space
- Ideal Location for Aberdeen University
- Local amenities nearby
- Excellent transportation links

Situated in a well-established residential area of Aberdeen, this attractive two-bedroom apartment at Ashgrove Road offers an excellent opportunity for first-time buyers, professionals, or buy-to-let investors seeking a centrally located property with superb local amenities.

The property enjoys a convenient position just minutes from the city centre and the vibrant shopping, dining, and leisure facilities of Union Street. Excellent public transport links and road connections provide easy access throughout the city and beyond.

The apartment is also ideally placed for those working or studying nearby, with Aberdeen Royal Infirmary and the University of Aberdeen both within easy reach.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

For outdoor enjoyment, residents can take advantage of the open green spaces at Victoria Park, perfect for relaxation and recreation. Combining location, practicality, and strong local amenities, this property presents a superb opportunity to secure a well-positioned apartment in a sought-after area of the city.



LIVING ROOM Step into this welcoming living room, featuring a large corner-facing window that floods the space with natural light, complemented by a smaller front-facing window for added brightness. The room is carpeted and finished in neutral tones, creating a versatile backdrop that easily accommodates a variety of furniture arrangements. Its well-proportioned layout provides both comfort and functionality, making it perfect for relaxing with family or entertaining guests.

KITCHEN This stylish kitchen boasts light wood cupboards and base units, complemented by tiled walls and easy-to-clean vinyl flooring. Integrated appliances include an oven, electric hob, and fridge-freezer, combining practicality with modern convenience. A well-placed window fills the space with natural light, creating a cheerful atmosphere for cooking and dining. There is ample room for a dining table and chairs, making it a perfect spot for casual family meals or entertaining friends. Neutral finishes and a thoughtful layout ensure the kitchen is both functional and welcoming-the ideal heart of the home.

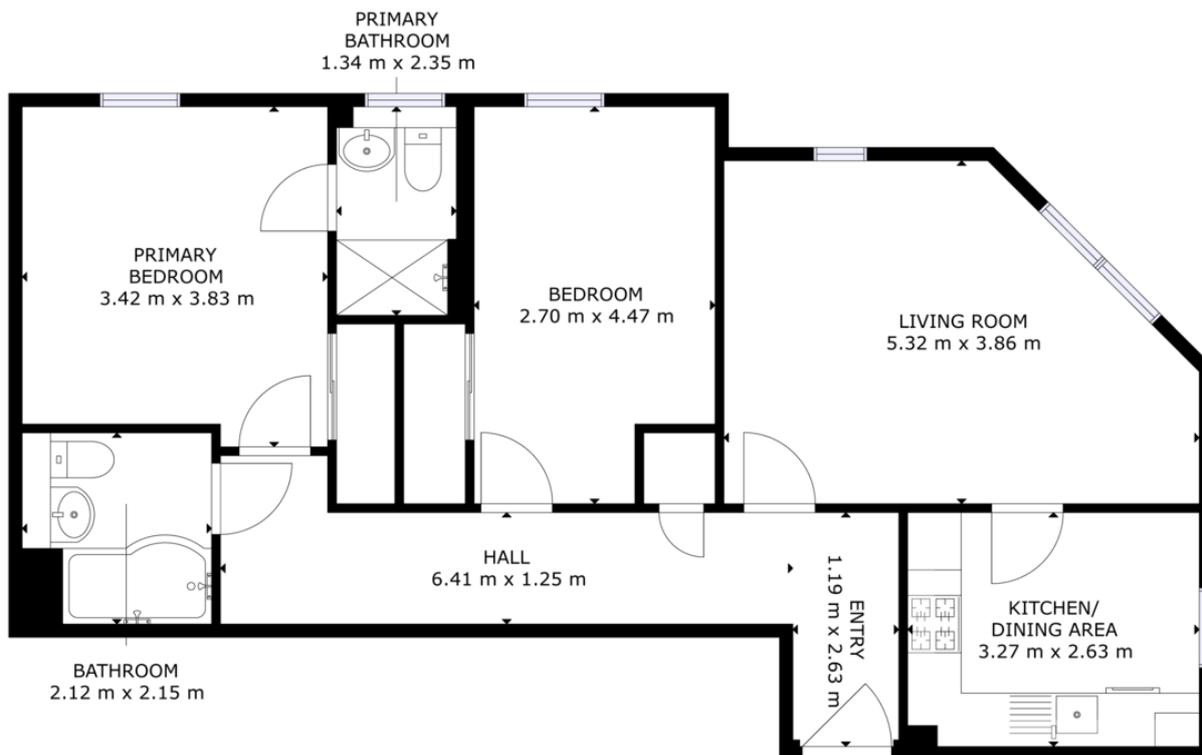


BEDROOM ONE / ENSUITE This generously proportioned double bedroom offers ample space for freestanding furniture, complemented by a sliding double mirrored wardrobe that adds both style and practicality. Carpeted flooring and neutral décor create a comfortable, inviting atmosphere. The room benefits from a modern ensuite shower room, fitted with an enclosed shower, white sink, and WC, all finished with durable vinyl flooring. Perfectly designed for convenience and privacy, this bedroom combines comfort with contemporary functionality.

BEDROOM TWO This well-proportioned double bedroom offers plenty of space for freestanding furniture, complemented by a sliding mirrored wardrobe that provides practical storage while enhancing the sense of light and space. Carpeted flooring and neutral décor create a warm and inviting atmosphere, while a window fills the room with natural light, making it a bright and versatile space suitable for a variety of uses.

BATHROOM This well-appointed bathroom features a classic white three-piece suite, including a bath with an overhead shower, sink, and WC. Tiled walls and flooring provide a stylish, low-maintenance finish, creating a clean and contemporary space. Practical and bright, the bathroom offers both comfort and functionality for everyday use.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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