



## City Centre AB10 6BS



We are delighted to offer for lease this traditional 2 bed flat right in the heart of the City Centre. City Centre, first floor, 2 Bed flat in granite building . Fully furnished, in good condition . Huge lounge, freshly decorated apartment . communal outside area . Situated a Short walk from Union Street . Gas Central heating and Double Glazing We are delighted to offer for lease this traditional 2 bed flat right in the heart of the City Centre. In good condition and ready to move into straight away. The lounge is a wonderful size and has been decorated to a high standard. There is a beige carpet and cream walls and white skirtings with attractive artwork and an injection of colour from two red rugs and a red book case. There is a very large bay window which allows in plenty of natural light. This is a very well-furnished room with a table and 4 chairs and 2 sofas. There is an attractive wooden TV stand and an impressive wooden lounge table. In addition to the radiator is a feature gas fire with marble hearth and an attractive real wood surround. Overall, a stunning room. There are 2 bedrooms and the large one at the front is really a bit special. It is a magnificent room with a large double window and has been decorated in neutral tones with a beige carpet and double bed with fresh bedding. The bedroom furniture is befitting such a great room and includes a large 3 door wardrobe, chest of drawers and bedside cabinet. The bedroom at the rear is quiet and peaceful and contains a single bed with fresh bedding and a built-in cupboard. The bathroom has a white suite and tiling and a bath with a MIRA sport shower. There is a modern, well equipped Kitchen with white base and wall units and a marble effect worktop. Appliances such as a microwave, kettle, toaster, and a fridge, with a separate freezer, are all included. The accommodation comprises: 2 bedrooms; great sized lounge; kitchen; bathroom; Outside: shared area at the rear. Landlord Registration: 24406710021571 COUNCIL TAX BAND - B EPC - D UK BASED GUARANTOR MAY BE REQUIRED PHOTOS ARE FOR ILLUSTRATIVE PURPOSES

ONLY, THE CONTENTS AND CONDITION MAY DIFFER EPC  
rating: D. Landlord Registration Number: 24406710021571.

Price: £500 pcm

**441 Union Street, Aberdeen, AB11 6DA**  
**T: 01224 595555**