

FOR SALE



Shaw Crescent, Aberdeen
Offers Over £135,000


MARTIN&CO



Shaw Crescent, Aberdeen

2 Bedrooms, 2 Bathroom

Offers Over £135,000

- Click on **VIRTUAL TOUR!**
- **Bright Spacious Rooms**
- **Gas Central Heating**
- **Excellent Views**
- **Factored Building**

STUNNING SHAW CRESCENT! Click on **VIRTUAL TOUR!** This beautifully presented executive-style apartment occupies the second floor of a highly sought-after development in Aberdeen. Ideally positioned close to the hospital and approximately a 10-minute drive from Union Street, the property offers both comfort and convenience. With spacious, modern accommodation throughout, it would make an excellent home for professionals, couples or buyers seeking a stylish city apartment.



Aberdeen City Centre is a thriving urban hub with a wide variety of shops, restaurants and a busy nightlife. There are fantastic public transport links to all areas of the city, and the bus and train stations are situated here for easy out-of-town travelling.

Area features include:

- City centre shopping centres and shops
- Wide variety of restaurant options
- Proximity to Aberdeen's nightlife
- Excellent transport links to all areas of the city

KITCHEN/DINER A spacious dining kitchen filled with natural light from the large window and offering ample room for a dining table. The kitchen is fitted with an extensive range of modern light-wood wall and base units, complemented by dark work surfaces and grey

tiled splashbacks. Appliances include an integrated fridge, oven, gas hob and stainless-steel extractor hood, with additional space for a washing machine and dishwasher. Generous storage and preparation areas make this an attractive and highly practical space.

LOUNGE A bright and generously proportioned lounge, finished in soft neutral tones and fitted with comfortable carpeting. Full-height glazed doors flood the room with natural light and open onto a Juliet-style balcony, offering a pleasant leafy outlook. With ample space for a range of seating and occasional furniture, this is an inviting room ideal for both relaxing and entertaining.

BEDROOM WITH EN-SUITE A bright and well-proportioned double bedroom finished in neutral tones and fitted with soft carpeting. The room benefits from a window providing natural light, generous mirrored sliding wardrobes and direct access to a private en suite.

The en suite is fitted with a shower enclosure, WC and wash-hand basin, complemented by tiled surrounds, a large wall mirror and useful storage.

BEDROOM TWO A well-proportioned second bedroom finished in soft neutral tones and fitted with comfortable carpeting. The room benefits from a window providing natural light, along with a radiator for added comfort. With ample space for bedroom furniture, it would also work well as a guest room, nursery or home office.

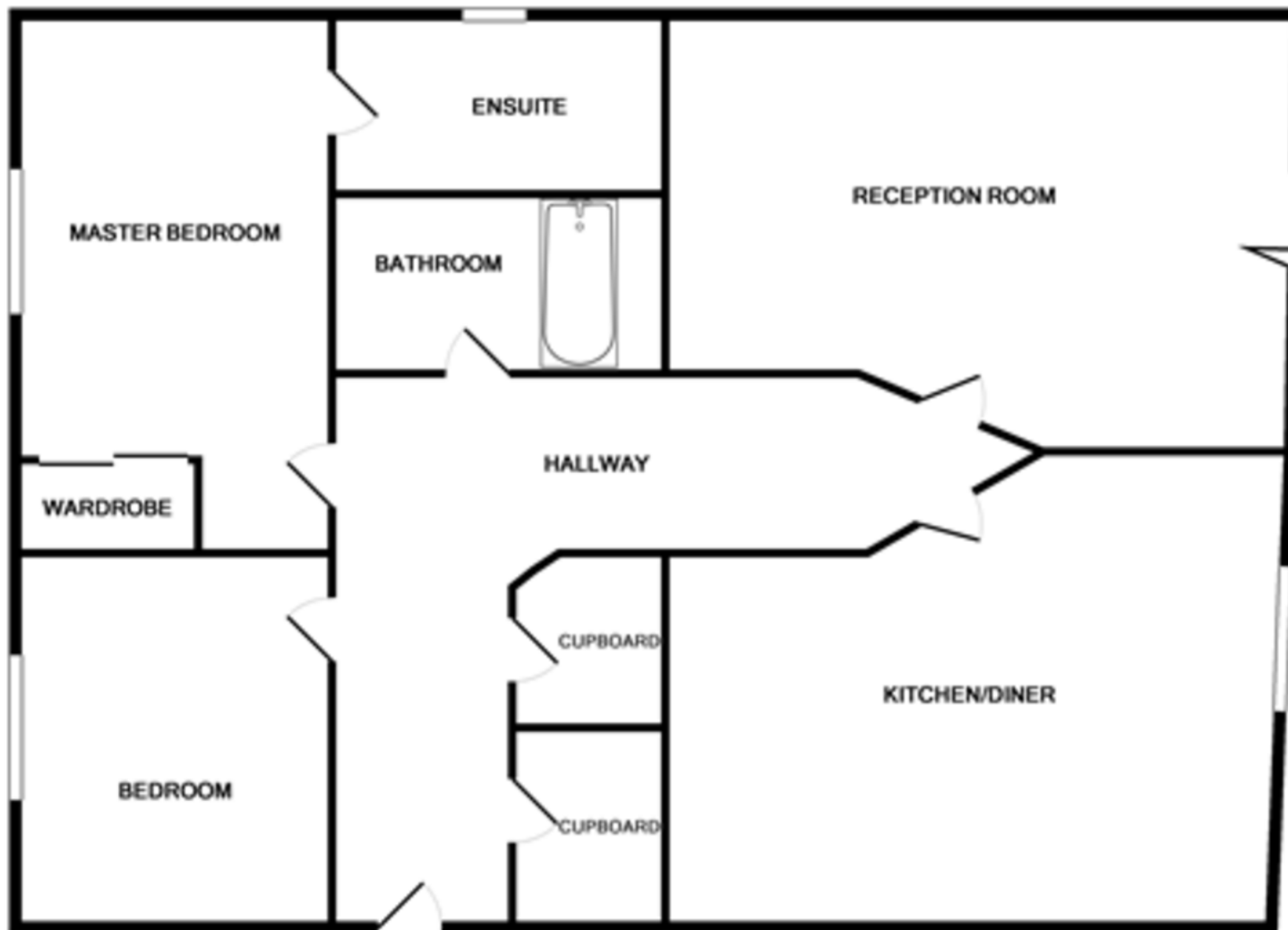
BATHROOM A well-presented bathroom fitted with a three-piece suite comprising a bath with overhead shower and glass screen, wash-hand basin and WC. Neutral stone-effect tiling creates a clean, contemporary finish, while the chrome heated towel rail adds both style and practicality. The room also benefits from useful built-in storage and a large mirrored cabinet with integrated lighting.





No's 49 - 68

No's 69 - 88



Aberdeen

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. **Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, etc. are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan and photographs shown have not been tested and no guarantee is made for their accuracy.

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