

# 22 Margaret Place

ABERDEEN, ABERDEENSHIRE, AB10 7GB



*Spacious two-bedroom top-floor dwelling in immaculate walk-in condition. Desirable location, with easy access to local amenities and Robert Gordon University*



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22 Margaret Place is a two-bedroom third and top-floor apartment, part of a modern development situated in a desirable, quiet location and presented to the market in a walk-in condition. Offering generously sized accommodation which has been decorated in a neutral tone, the property further benefits from full double glazing and gas central heating throughout. Protected by a security entry system leading to the entrance hall and a well-kept communal stairway. Maintained by the way of a Factoring Agent who is responsible for the upkeep of all communal areas internally and externally.

With its fantastic location, whether you're a first-time buyer, a student, or looking for a fantastic buy-to-let investment, this is a must-view property.

## THE LOUNGE



The property comprises an entrance hall with a large built-in cupboard, a bright and spacious lounge, and a dining kitchen that features a range of wall and base-mounted units with contrasting worktops and splashback with a mixture of white goods and integrated appliances.

# THE KITCHEN/DINER





There are two double bedrooms, one of which has built-in wardrobes and are large enough to accommodate a choice of free-standing bedroom furniture. A centrally located three-piece shower room with a power shower completes the accommodation.

There are also further storage cupboards throughout the property, including a large loft.

## THE SHOWER ROOM



# BEDROOM 1

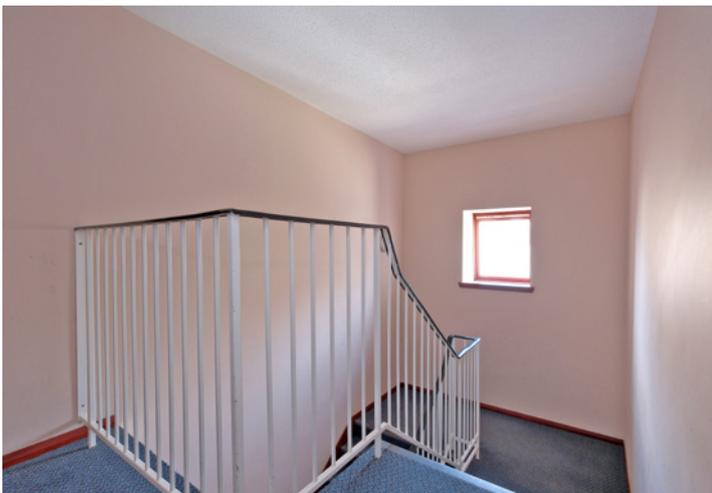


# BEDROOM 2



Externally, the property benefits from allocated private parking with visitor parking, and the communal areas, internally and externally, are maintained by way of a factor.

# EXTERIORS & COMMUNAL AREAS

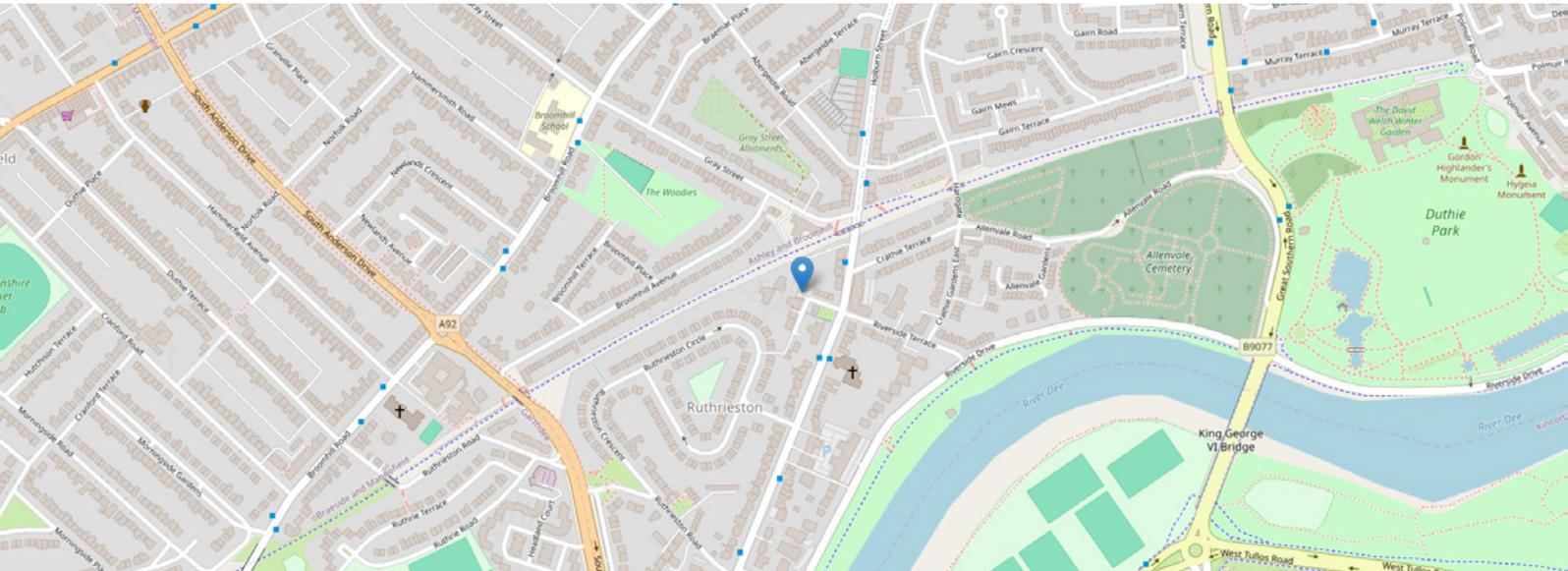


# FLOOR PLAN, DIMENSIONS & MAP



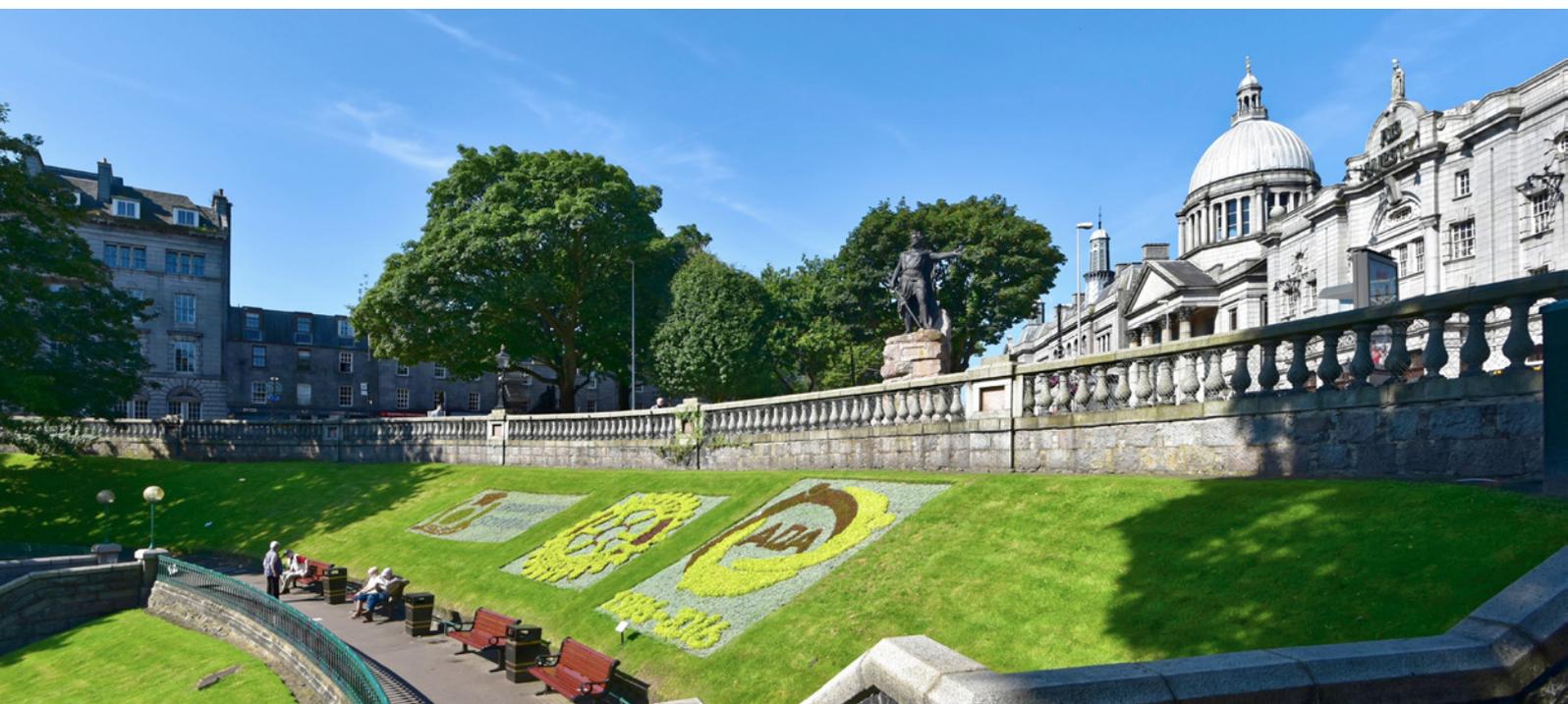
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated in a popular location minutes from Aberdeen city centre with public transport links readily available, the main arterial routes are close by, making all the industrial areas north and south of the city easily accessible. Aberdeen city centre provides all the amenities one would expect from modern-day city living, including a variety of pubs, clubs, restaurants, and superb educational and recreational facilities.

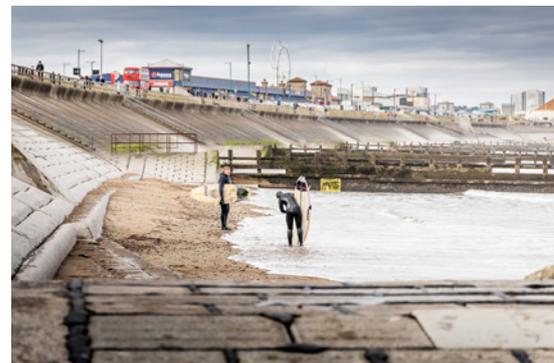




The property is well served with local shops and public transport facilities, allowing for convenient access to Robert Gordon University's Garthdee Campus, the retail and leisure outlets at Bridge of Dee, and the offices at Tullos and Altens related to the oil industry.

Duthie Park, featuring the acclaimed Winter Gardens, is close by, with pleasant walks along the banks of the River Dee easily accessible

The city offers excellent bus and rail services, with national and international flights being provided from Dyce Airport. The main East Coast Rail network operates through Aberdeen, providing a link to the central belt, the south and west to the city of Inverness.



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