



9 Colville Place | Aberdeen | AB24 5LY

One Bedroom Flat in City Centre

Offers Over £48,000

We are pleased to offer for sale this one bedroom second floor flat in an incredibly central, city location. The property offers well proportioned accommodation throughout, finished in an attractive and neutral decor. The property would undoubtedly be an ideal purchase for a first time buyer or buy to let investor.

The property offers a lounge to the front of the property which has been fitted with laminate flooring and provides ample space for a wide range of furnishings. The room is set to open plan with the kitchen which has been fitted with a range of base and wall units with space provided for white goods.

The double bedroom is situated to the rear, a spacious room with feature wallpaper. The room also provides a storage cupboard whilst being able to accommodate a host of bedroom furniture.

The shower room has been fitted with a white suite comprising a w.c., hand wash basin and enclosed shower cubicle. The room benefits from both tiled flooring and wall covering.

To the exterior, the property benefits from a communal garden area with an exclusive storage shed.

ACCOMMODATION

Lounge/Kitchen
15'2" x 12'3" (4.62m x 3.73m) approx.
Double Bedroom
12'4" x 11'9" (3.76m x 3.58m) approx.
Bathroom
4'5" x 7'7" (1.35m x 2.31m) approx.

Gas Central Heating

Double Glazing

City Location

Security Entry System

EPC Band - C



Lounge



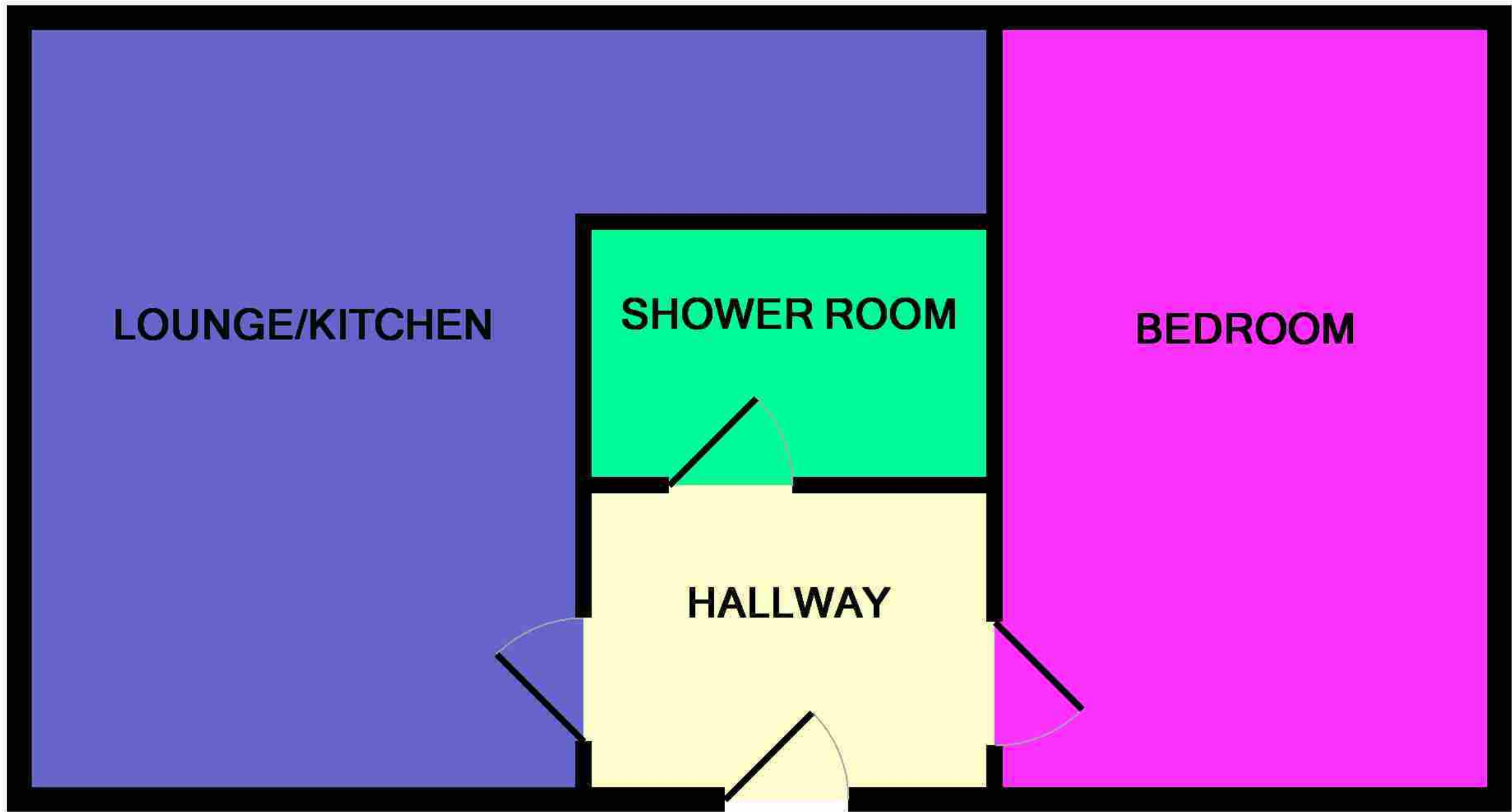
Kitchen



Double Bedroom

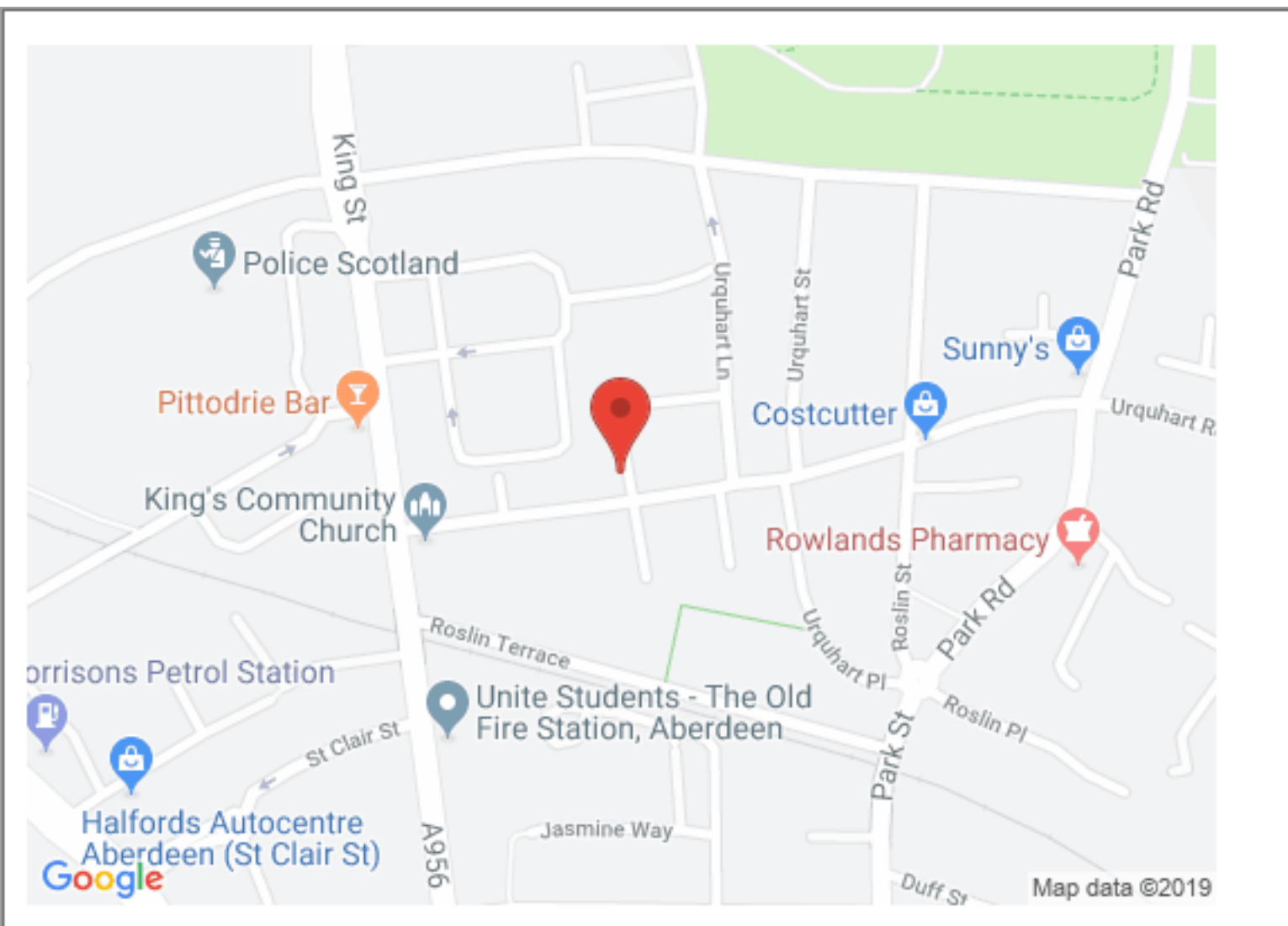


Shower Room



Floorplan

Property location



Directions: From the eastern end of Union Street turn into King Street; turn right at the lights onto East North Street; at the roundabout turn left onto Park Street and continue to the end. Turn left into Urquhart Road and Colville Place is the last opening on the left.

Location: Colville Place is set in a quiet no-through road just off Urquhart Road, an area within walking distance of Aberdeen University Campus and Aberdeen city centre. The property is conveniently placed for a range of shops in nearby King Street including Morrisons Superstore, public transport facilities and recreational facilities at nearby Aberdeen Beach and Aberdeen Sports Village.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.