



9a Chattan Place
Aberdeen, AB10 6RB

ledingham
chalmers
estate agency



Lounge



Dining kitchen



Bedroom one

9a Chattan Place Aberdeen, AB10 6RB

Deceptively spacious and beautifully presented two bedroom self contained basement flat.

- Immaculately presented two bedroom flat
- Recently refurnished throughout including new boiler
- New kitchen and well maintained bathroom
- Fresh neutral decor and flooring
- Walking distance to many amenities
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

Deceptively spacious and beautifully presented two bedroom self contained basement flat.

Having been recently refurbished and styled though out, we have pleasure in presenting for sale this most deceptively spacious two bedroom basement flat located within a peaceful street in the heart of city's most desirable West End. Fresh and airy rooms have been creatively presented with a new kitchen recently fitted along with well maintained contemporary bathroom suite. It is also worthy of note that the boiler has been recently replaced. All combined this property is a perfect buy for someone looking to purchase their first home or those looking for a buy to let investment (all smoke alarm and carbon monoxide detectors have been fitted to the most recent rental requirements)

With an off street private, rear self contained entrance the rear shared garden can be immediately enjoyed. Mostly laid to lawn, there is a patio area and drying green. Upon entering the flat, the crisp airy decor is abundant. Laminate flooring draws you through to the living accommodation and adds to the sense of space within the rooms.

The Lounge benefits from minimalist decor, clean fresh inviting walls, with the same laminate wood flooring, the focal point is a fireplace with alcoves either side and there is ample space for a variety of free standing furniture.



Bathroom



Bedroom two



Hallway

Viewers will be undoubtedly impressed with the recently fitted kitchen with its cool grey wall and base mounted units combining seamlessly with the practical work surface and splash back behind. The gas hob, extractor unit and utility goods will remain as part of the sale. Ample natural light floods in and there is a lovely view to the rear garden. Ceiling spotlights finish the look.

Both double bedrooms have been equally tastefully presented, with new quality carpeting in both. The first bedroom has a view to the rear and the generous room proportions allow for a range of free standing furniture. Bedroom two also benefits from a fitted wardrobe with sliding mirror fronted doors.

Completing the accommodation is the centrally located bathroom. Fitted with a 'P' shaped bath with mains shower over head. The space saving sink and WC have been thoughtfully placed to enhance the room and the tiling behind the bath area injects a note of colour to contrast with the flooring.

On the outside the garden is bounded by stone walls and has been well maintained by the residents. There is also an exterior storage cellar.

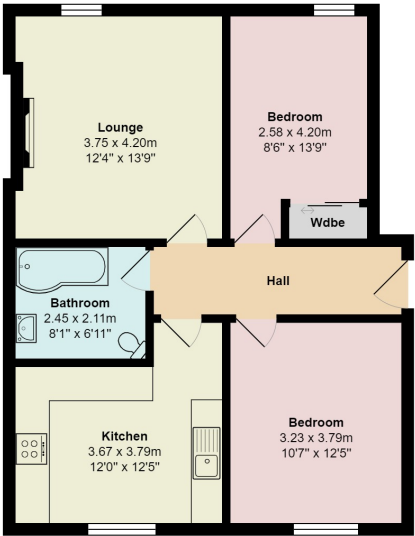


Garden

Accommodation and plans

Lounge	12'4" x 13'9"	3.76m x 4.19m
Kitchen	12'0" x 12'5"	3.66m x 3.79m
Bathroom	8'1" x 6'11"	2.46m x 2.11m
Bedroom one	10'7" x 12'5"	3.23m x 3.79m
Bedroom two	8'6" x 13'9"	2.59m x 4.19m

9A Chatten Place



Directions

From Union Street, continue up to Holburn Junction, then onto Holburn Street take first right into Union Grove and Claremont Place is the third opening on the left-hand side of the road, continue straight along to Chattan Place. 9a is accessed to the rear of the building.

Location

Chattan Place is situated off the city's Great Western Road and within easy reach of the wealth of amenities for which the city is so rightly proud. There are good local shops nearby and a regular bus service to Union Street and beyond. The Aberdeen and Robert Gordon Universities are easily accessible, there are good nurseries, primary schools and secondary schools within walking distance.

Arrange a viewing

Viewing By appointment telephone **07734927170** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.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 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.