



**27 Albury Mansions**  
Aberdeen, AB11 6TJ

ledingham  
chalmers  
estate agency





Lounge



Dining kitchen

## 27 Albury Mansions Aberdeen, AB11 6TJ

### Beautiful ground floor two bedroom apartment with residents parking

- Immaculate condition both internally and externally
- Sought after city centre location
- Walking distance to a range of local amenities
- Ground floor with two double bedrooms
- Residents parking
- Gas central heating and double glazing



**Two beds.**



**One bathroom.**



**One public room.**

## Beautiful ground floor two bedroom apartment with residents parking

Set within well maintained landscaped grounds of a modern development in a prime location of the city centre, this spacious two bedroom ground floor flat is offered for sale. Featuring neutral decor, ample storage and generous room dimensions, the apartment would make an ideal first time buy or for those looking at a buy to let investment.

The communal areas have been well maintained with additional bike storage outside. The entrance for no 27 is light and welcoming. The inner hallway has a large storage cupboard and wall mounted security entrance handset.

An expansive lounge has a beautiful bay window to the front and ample space for a variety of free standing furniture. The light wood laminate flooring and neutral decor present an airy atmosphere.

A well appointed kitchen has a comprehensive range of wall and base mounted units and there is space for a table and chairs if desired. Inset to the units there is a gas hob and electric oven. The free standing white goods will remain as part of the sale.

The centrally located bathroom has a white WC, sink and bath with shower over head, two double bedrooms both with fitted wardrobes complete the accommodation.

Outside, there are deep well stocked shrubbery beds, mature trees and areas of grass, along with ample residents' and visitors' parking protected by a secure gated entrance. Early inspection is recommended.



Bedroom one



Bathroom

## Accommodation and plans

Lounge	13'10" x 13'7"	4.22m x 4.14m
Dining kitchen	10'10" x 8'7"	3.3m x 2.62m
Bathroom	6'7" x 6'2"	2.01m x 1.88m
Bedroom one	12'0" x 9'11"	3.66m x 3.02m
Bedroom two	9'10" x 8'6"	3m x 2.59m

## Directions

From Holburn Junction travel south along Holburn Street and turn left at the traffic lights on to Willowbank Road. Turn right into Albury Road and Albury Mansions is on the right hand side

## Location

Albury Mansions is an exclusive development of fine homes set within landscaped grounds and situated in the popular district of Ferryhill. The property is within walking distance of the city centre with all its associated amenities and Duthie Park.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.

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