



30B Merkland Road
Aberdeen, AB24 3HY

ledingham
chalmers
estate agency



Kitchen/ diner



Bedroom



Bedroom

**30B Merkland Road
Aberdeen, AB24 3HY**

**Superb Upper Floor Flat with residents
parking**

- Perfect buy to let opportunity
- Walking distance to Aberdeen University
- Three double bedrooms and HMO compliant
- Fresh decor and flooring throughout
- Residents car parking facilities
- Electric Wet central heating and double glazing



Three beds.



One bathroom.



One public room.

Superb Upper Floor Flat with residents parking

An exciting opportunity has arisen to purchase a most sizeable and well presented three bedroom first floor apartment, which is within close proximity of the historic Old Aberdeen and Aberdeen University's King's College. The city centre and the Gallowgate College are also within minutes walking distance from the property.

The property has undergone a programme of modernisation in recent months and finished with fresh decor, new flooring and is in walk in condition. This flat would make the ideal buy to let purchase and has been successfully leased out previously and is HMO compliant. It would also suite anyone looking for a spacious apartment with versatile accommodation.

Upon entering the property you are greeted by a generous hallway with access to all accommodation.

The expansive dining room and lounge is set on open plan to the kitchen and has double aspect windows enhancing the light and airy atmosphere. There is ample space for a variety of free standing furniture. The kitchen is fitted with a range of base and wall units to provide a good level of storage and work top space. Appliances include a washing machine/dryer, hob, oven and fridge which are all included as part of the sale. A most handy utility room provides additional storage needs with a bank of base mounted units.

There are three double bedrooms all featuring crisp fresh decor all with a front facing aspect. The wet room is well proportioned and designed with practicality in mind. A hand second WC is adjacent.



Bedroom



Shower room



WC

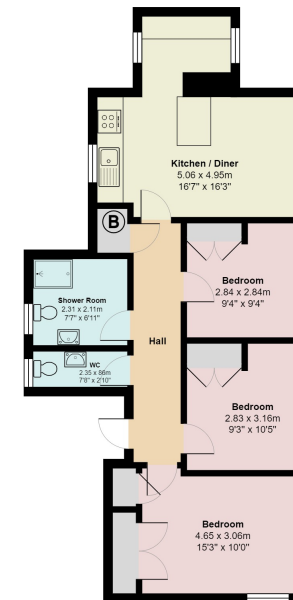


Car parking

Accommodation and plans

Kitchen/ diner	16'7" x 16'3"	5.06m x 4.95m
Bedroom	9'4" x 9'4"	2.85m x 2.85m
Bedroom	9'3" x 10'5"	2.82m x 3.18m
Bedroom	15'3" x 10'0"	4.65m x 3.05m
Shower room	7'7" x 6'11"	2.31m x 2.11m
WC	7'8" x 2'10"	2.34m x .86m

30b Merkland Road



Directions

From the eastern end of Union Street Continue onto King Street; continue straight ahead at the next two sets of traffic lights and turn first left into Merkland Road.

Location

Old Aberdeen is steeped in local history and is recorded as the oldest area of the city and retains its picturesque cobbled streets and boasts some of the most impressive buildings within the city. Situated within easy walking distance of Aberdeen University, Aberdeen Sports Village, and the City centre, with its wealth of recreational and shopping facilities. It is also just a short walk away from Aberdeen Beach Esplanade and Queens Links Leisure Park. Public transport is available on the doorstep and there is a range of excellent amenities nearby including local shops and a supermarket.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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4 Alford Place, Aberdeen
AB10 1YD

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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.