



20 Chestnut Row
Aberdeen, AB25 3SD

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**20 Chestnut Row
Aberdeen, AB25 3SD**

Bright and airy top floor one bedroom flat

- Top floor one bedroom apartment
- Conveniently located for the hospital and the city centre
- Bright and airy feel through out
- Double glazing and gas central heating
- On street parking available



One bed.



One bathroom.



One public room.

Bright and airy top floor one bedroom flat

Situated in a quiet residential street, we offer for sale this attractive one bedroom top floor flat which forms part of a well maintained traditional granite tenement.

The property is presented in good order throughout and has a bright and airy feeling, thanks to its enhanced ceiling height. Internally, the hallway gives way to the front facing bedroom with fresh neutral decor and twin fitted wardrobes. The main bathroom is fitted with white three piece suite with bath and electric shower over head.

The lounge is complemented by an attractive feature fire place and window overlooking the rear garden. There is also a useful alcove space which has a mix of shelves and cupboard. The kitchen is the final room within the flat and is fitted with modern white units and white tiling. The hob, oven and washing machine are in good working order and included in the sale.

To the rear is a communal garden, which includes a shared drying green and exclusive outdoor storage. Parking is available to the front of the property in the form of on street parking.



Bedroom

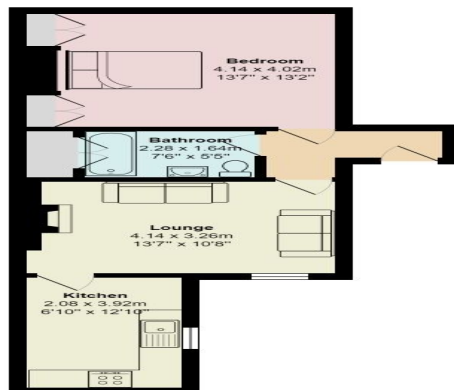


Communal rear garden

Accommodation and plans

Kitchen	6'10" x 12'10"	2.08m x 3.91m
Lounge	13'7" x 10'8"	4.14m x 3.25m
Bathroom	7'6" x 5'5"	2.29m x 1.65m
Bedroom	13'7" x 13'2"	4.14m x 4.01m

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Directions

From Union Street travelling turn into Rose Street and continue straight onto Esslemont Avenue. At the second set of traffic lights take a right turn into Rosemount Place and continue to the roundabout. Take a left turn and branch right into Caroline Place, go through the lights onto Berryden Road and Chestnut Row is on the left hand side, with number 20 located on the right.

Location

Chestnut Row is located within easy reach of the Foresterhill Hospital Complex and Aberdeen University as well as an excellent range of shopping amenities available in the nearby retail park. Easy access is available to most parts of the city and excellent public transport facilities are available close by.

Arrange a viewing

Viewing By appointment telephone **07771 897142** or 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.