



26 Bright Street | Aberdeen | AB11 7TE

Immaculate Two Bedroom Ground Floor Self Contained Flat with Garage

Offers Over £275,000



Situated within the desirable Ferryhill area of the city, we offer for sale this beautifully presented two bedroom ground floor self contained flat. The property has been modernised by the current owners to the highest of standards to create an immaculate home which is in true walk-in condition, featuring quality fittings and tasteful decor throughout.

The home is entered via it's own front door into the hallway, leading through to front facing lounge. This beautifully traditional room features a large bay window, intricate cornice and a central fireplace with multi-fuel stove.

Continuing towards the rear of the property, the versatile dining/family room is on open plan with the kitchen, an ideal area to entertain with a pleasant outlook across the rear garden.

A wide range of quality units in a matt natural tone are fitted in the kitchen incorporating various integrated appliances including a fridge/freezer, electric hob and oven as well as a composite sink and drainer complete with boiling water tap. This room is naturally bright, having three side facing windows as well as three Velux windows, set off by the stylish mirrored splash-back. Adjacent to the kitchen is the useful utility room, a convenient hideaway for laundry appliances with further shelved storage.

Both double bedrooms are generously proportioned with attractive feature wallpaper and offer ample space for a range of free-standing furniture. The bedroom to the front of the home also boasts two built-in double wardrobes.

Accessed from the hallway, the box room is currently used for storage, but would lend itself well to be converted into a bathroom or study if desired.

Completing the home, the contemporary shower room features a modern white suite comprising W.C., wash hand basin fitted into a gloss vanity unit and a large walk-in shower compartment. This room is finished with full tiling to the walls and floor and a chrome heated towel rail.

Outside, the property benefits from an exclusive front garden and path. The well-tended garden to the rear is largely shared and laid to lawn with an exclusive area planted with bushes and shrubs. Accessed by car from Brunswick Place, the detached single garage with up and over door also boasts a parking space in front, providing convenient off-street parking.

## ACCOMMODATION

Lounge  
18'7" x 14'4" (5.67m x 4.37m) approx.  
Dining / Family Room  
12'0" x 9'4" (3.66m x 2.85m) approx.  
Kitchen  
21'7" x 7'2" (6.58m x 2.18m) approx.  
Utility Room  
6'3" x 3'9" (1.91m x 1.14m) approx.  
Bedroom 1  
12'0" x 12'9" (3.66m x 3.89m) approx.  
Bedroom 2  
13'5" x 10'7" (4.09m x 3.23m) approx.  
Shower Room  
9'2" x 5'9" (2.79m x 1.75m) approx.

To be included in the sale price are all fitted floor coverings, curtains and blinds together with the free-standing wardrobes in the rear bedroom. Please note most light fittings will be replaced with standard pendants and the cherry blossom tree in the front garden is also to be removed.

Gas Central Heating

Double Glazing

EPC Band D





**Lounge**





**Lounge**





**Dining / Family Room**





**Dining / Family Room**





**Kitchen**





**Kitchen**





**Kitchen**





**Bedroom 1**





**Bedroom 1**





**Bedroom 2**





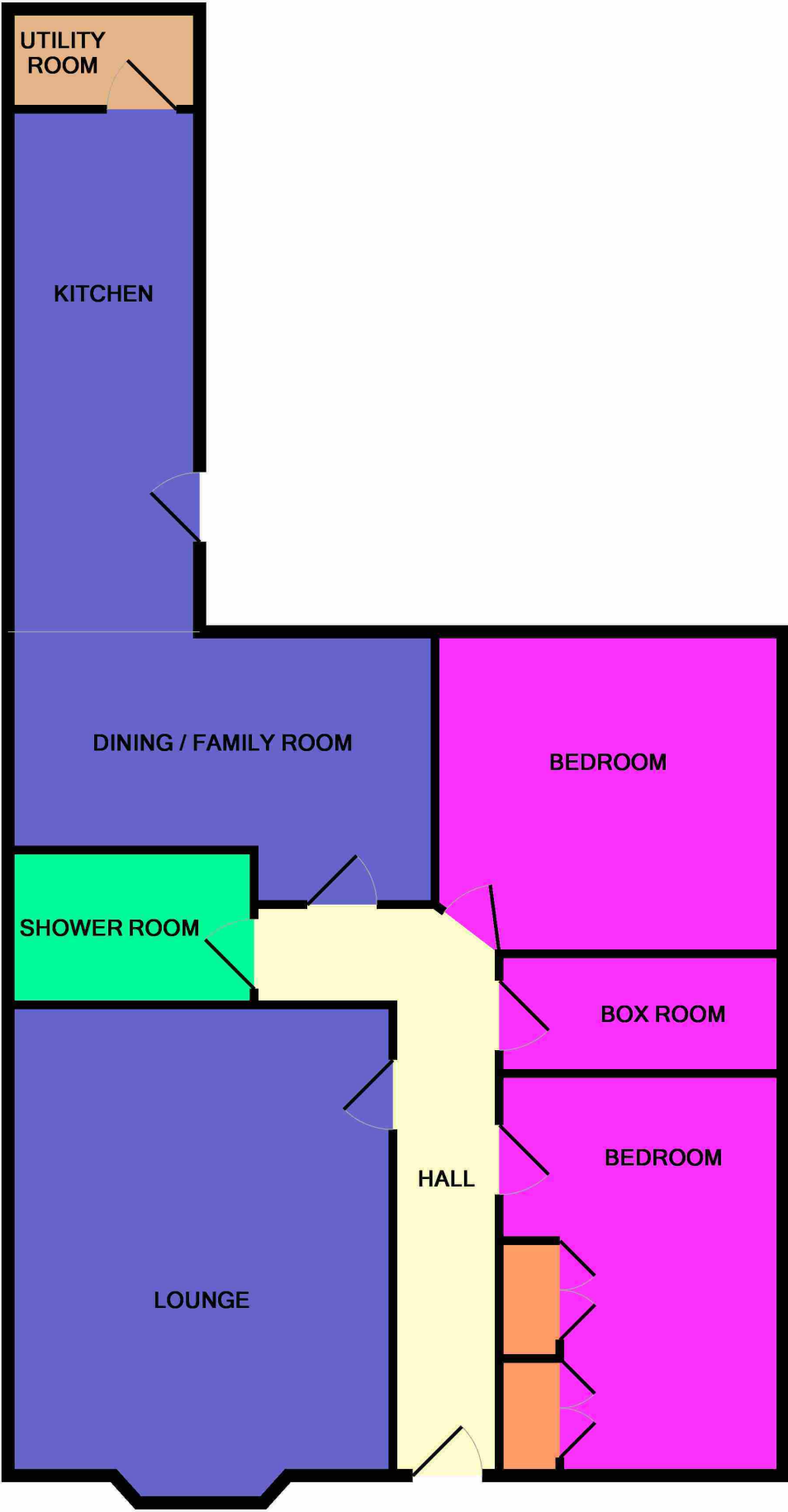
**Shower Room**





**Garden**





Floorplan



Viewing By Appointment Telephone 07415 715349 or By Arrangement with Ledingham Chalmers on 01224 632500

## Property location



## Directions

From the city centre, travel along Holburn Street taking the second exit at the roundabout onto Great Southern Road. Continue across the next roundabout and then exit left onto Murray Terrace. Turn left onto Bright Street and number 26 is along on the left hand side.

## Location

Bright Street is located within the popular residential area of Ferryhill which is within easy walking distance of the city centre and it's variety of amenities. The Duthie Park and the award winning Winter Gardens are close to hand, as are the local primary school and nurseries, a library, medical centre, community centre and sports facilities. A regular bus service provides easy access across the city and beyond.

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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 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.