



77 Fonthill Road | Aberdeen | AB11 6UP

One Bedroom Top Floor Flat

Fixed Price £72,250

We offer for sale this one bedroom top floor flat ideally placed in the city centre in a sought after residential location. Fonthill Road is an attractive street within the ferryhill area of Aberdeen with many local amenities and sought after features. The property itself presents an ideal purchase for a first time buyer or potential buy to let investor.

The accommodation comprises of an entrance hallway allowing access to all further accommodation. The kitchen/lounge is situated to the rear of the property and has been fitted with a wide range of base and wall units providing ample storage space along with accommodating further under counter space for appliances. The room provides further space for lounge/dining furnishings with a natural decor and laminate flooring.

To the front of the property is the double bedroom which provides space for a variety of bedroom furniture and further seating area. There is also a feature fireplace further enhancing the decor.

The bathroom has been fitted with a white suite comprising a w.c. hand wash basin and shower over bath.

Additionally the property also offers an exclusive storage cupboard on the landing off the communal hallway, a shared drying green and loft space.

## ACCOMMODATION

Kitchen / Lounge  
12'9" x 13'2" (3.89m x 4.01m) approx.  
Double Bedroom  
13'2" x 12'5" (4.01m x 3.79m) approx.  
Bathroom  
7'7" x 4'5" (2.31m x 1.35m) approx.

Double Glazing

Security Entry System

Shared Garden

EPC Band - F



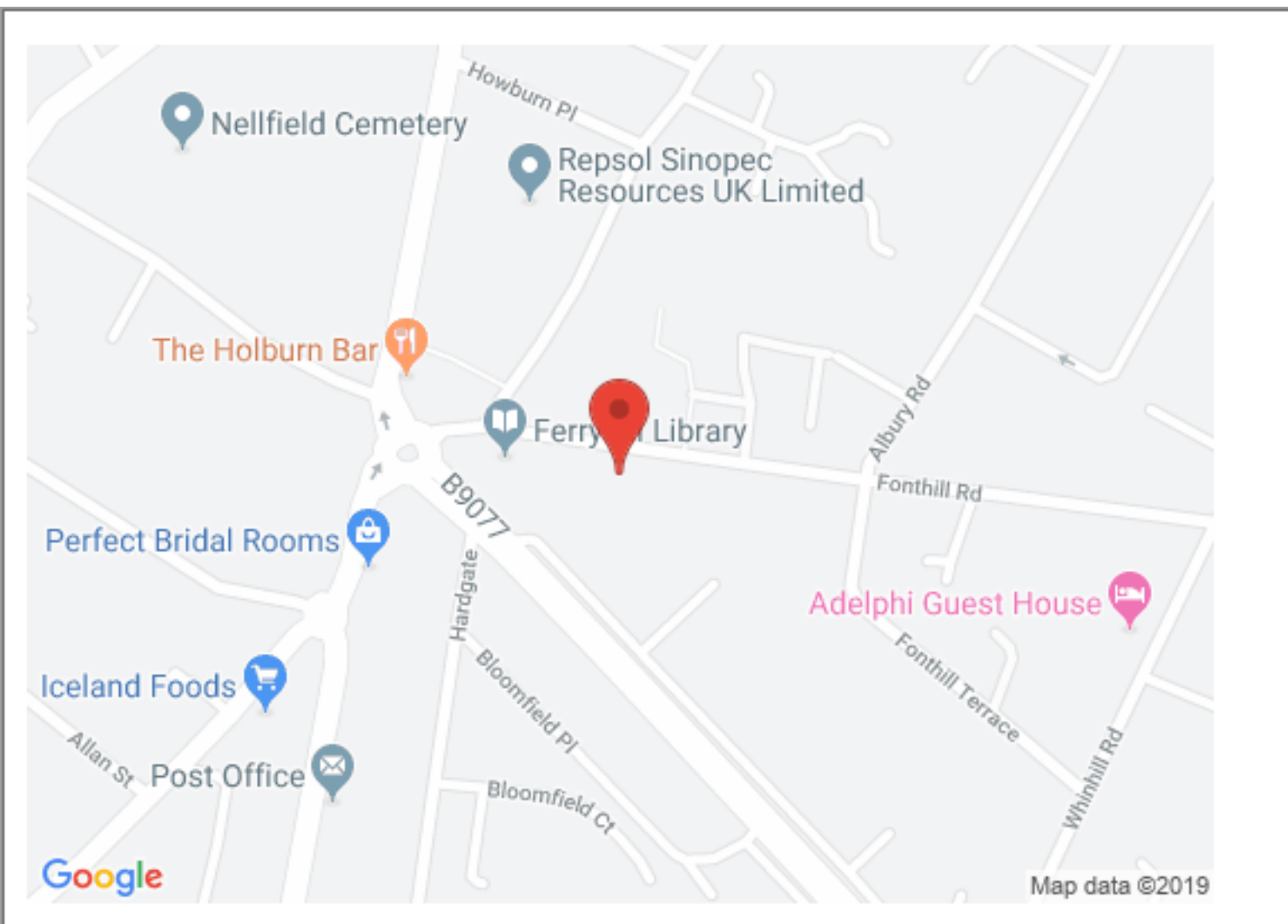








## Property location



**Location** Fonthill Road is located in the leafy and highly desirable area of Ferryhill within walking distance of Holburn Street where there are many local amenities for everyday needs, also excellent public transport facilities, with one of them giving direct access across to the Bridge of Dee and Robert Gordon University complex. Within walking distance is Nuffield Health Club and thereafter the city centre which offers a wider range of shopping, recreational and leisure facilities. This location is ideal for commuting to many parts of Aberdeen and is also within walking distance of the Duthie Park with its renowned Winter Gardens. Easy access to Train Station and Union Square.

**Directions:** From the top end of Union Street veer left on to Holburn Street. At the roundabout take the first exit on to Fonthill Road. The property is located a short distance on the right hand side of the road.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.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 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.