



54e Erroll Street
Aberdeen, AB24 5PP

ledingham
chalmers
estate agency



Lounge



Lounge (alt view)



Kitchen

**54e Erroll Street
Aberdeen, AB24 5PP**

**Large city centre three bedroom flat with
exclusive parking**

- City centre flat with parking
- Three good sized bedrooms
- Well maintained communal areas
- Fresh neutral decor throughout
- Close proximity to Aberdeen University and Sports Village
- Gas central heating and double glazing



Three beds.



One bathroom.



One public room.

Large city centre three bedroom flat with exclusive parking

Situated in the heart of the city centre, we are delighted to offer for sale this well maintained THREE BEDROOM Top Floor Flat. Located within a modern development protected by a security entry system, the property further benefits from an exclusive parking space, gas central heating, double glazing, fresh decor and quality carpeting. The property is within easy walking distance of Union Street and Aberdeen University. Robert Gordon's Campus at Garthdee can be accessed via public transport.

Ideally located for a range of local amenities including the Aberdeen Sports Village with all that it has to offer and Aberdeen beach itself. There are regular bus, or taxi links to Union Street and a wealth of shopping, restaurants and night life.

This property represents an excellent first time buy for young couples, a buy to let investment or purchase for those looking for student accommodation and is worthy of internal viewing. The current owner has successfully leased the flat in previous year and may consider this option again.

The flat opens up to a welcoming entrance hallway with light, fresh decor and a wall mounted security handset. There is also a roof hatch for loft access, perfect for additional storage. The lounge has superb view over to Aberdeen beach and ample natural light floods in. The focal fireplace is well places and there ample space for a variety of free standing furniture.

The rear fitted kitchen, has been well proportioned and has a comprehensive range of wall and base mounted units. There is space for a table and chairs if desired.



Bedroom



Bedroom



Bathroom



Parking

Accommodation and plans

Hallway	20'3" x 4'11"	6.17m x 1.5m
Lounge	14'8" x 16'4"	4.47m x 4.98m
Bedroom one	9'6" x 9'5"	2.9m x 2.87m
Bedroom two	10'0" x 12'7"	3.05m x 3.84m
Bedroom three	7'4" x 11'5"	2.24m x 3.48m
Bathroom	6'11" x 5'12"	2.11m x 1.83m



Floor plans are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors of omissions thereof will be accepted.

Directions

Travelling east along Union Street continue onto King Street. Proceed a good distance along King Street and Errol Street is on the right hand side.

Location

Errol Street is situated in an area well served by public transport and offers easy access to most parts of Aberdeen. Situated just off King Street one of the main arterial routes to the City, a location which is well served by local shops and facilities, with a Morrisons Superstore being located nearby further along King Street.

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.