



42E Regent Quay
Aberdeen, AB11 5BE

ledingham
chalmers
estate agency



Lounge/Dining/Kitchen Room



Lounge/Dining/Kitchen Room

42E Regent Quay Aberdeen, AB11 5BE

Immaculate first floor flat

- Stylish home with allocated parking space
- Telephone security entry system
- Open-plan living area with large Georgian windows
- Fully fitted kitchen with central island unit
- Generous double bedroom with rear aspect
- Contemporary bathroom with white three-piece suite



One bed.



One bathroom.



One public room.

Immaculate first floor flat

Forming part of a traditional granite flatted building within easy reach of local amenities this immaculate first floor flat with allocated car parking space is offered for sale.

The building benefits from a telephone security entry system and well kept mutual hallways and stairwells with tiled flooring, carpeted stairs and large arched windows ensuring good natural light.

The flat itself is in pristine order throughout and offers the purchaser the opportunity to acquire a lovely apartment with open plan living area, stylish presentation and excellent storage.

The entrance hall has wall mounted coat hooks, a fitted shoe cupboard and door leading to the open plan living area. This fabulous open plan space has two large Georgian style windows to the front, high corniced ceiling and beautiful oak parquet flooring.

The kitchen area is fitted with a range of high quality storage units with co-ordinating timber worktops, integrated appliances and central island unit with breakfast bar. The lounge area has a traditional style fireplace with granite hearth and a useful walk in cupboard with the hot water tank.

The bedroom is a generous double with rear aspect and wall to wall, floor to ceiling fitted storage with hanging rails, shelving, drawers and white high gloss doors. Completing the layout is the bathroom which is fitted with a contemporary white suite comprising WC with concealed cistern, wash basin set into vanity unit and shower bath.

There is an electric shower over the bath, glass shower screen, subway tiling and window ventilation.

This lovely apartment is ideally suited for those looking for a stylish home with an open plan living area and internal inspection is strongly recommended.



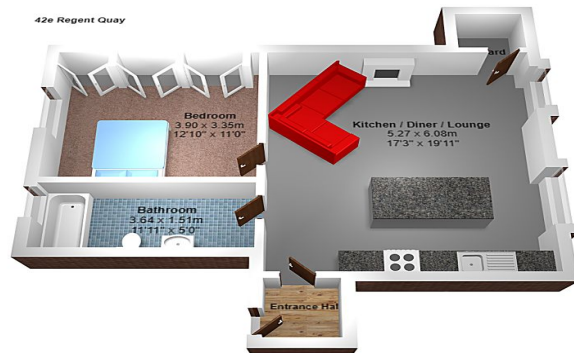
Bedroom



Bathroom

Accommodation and plans

Lounge/Dining/Kitchen	19'11" x 17'3"	6.07m x 5.26m
Bedroom	12'10" x 11'0"	3.91m x 3.35m
Bathroom	11'11" x 5'0"	3.63m x 1.52m



Directions

Travel east along Union Street and at the Castle Gate turn right on to Marischal Street. At the end of Marischal Street turn left on to Regent Quay and No 42 is on the left hand side.

Location

Regent Quay is a mixed commercial and residential street opposite the harbour, within easy walking distance of the city centre and all its amenities. The bus and railway stations are nearby, providing links to all parts of the city and suburbs. Union Square and the Queens Links Leisure Park, both with a choice of shops, restaurants and multi screen cinemas are within easy walking distance.

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.