



Flat 5, 71 Charlotte Street | Aberdeen | AB25 1LY

Spacious Three Bedroom Top Floor Flat

Offers Over £160,000

Occupying the whole of the top floor within a well maintained, traditional granite building, we offer for sale this spacious three bedroom flat. The property offers an excellent level of accommodation, finished with neutral decor and is sure to appeal to a range of purchasers.

The clean and tidy communal hallway and staircase ascends to the top floor, giving way to the flat which is entered into the internal hall.

The naturally bright lounge has two tall front facing windows and offers ample space for a range of both living and dining furniture, with a deep built-in cupboard providing useful storage space.

The kitchen is fitted with a wide range of wall, base and drawer units, overlaid with block work surfaces and incorporating space for a range of free-standing appliances.

The three double bedrooms are generously proportioned, each of which benefits from built-in wardrobes and offers ample space for a range of free-standing furniture.

To complete the internal accommodation, the bathroom is fitted with a modern white three piece suite with a mains shower over the bath and vanity unit providing low level storage. The room is finished with full tiling to the walls and vinyl flooring.

Useful additions to the flat include a loft and a generous basement area which is exclusively owned and provides ideal storage for larger items.

The shared garden is well maintained and extensively laid to lawn, creating an ideal space for all residents to relax and enjoy.

ACCOMMODATION

- Lounge / Dining Room
13'2" x 13'2" (4.01m x 4.01m) approx.
- Kitchen
12'3" x 8'0" (3.73m x 2.44m) approx.
- Bedroom 1
12'3" x 9'1" (3.73m x 2.77m) approx.
- Bedroom 2
14'4" x 12'2" (4.37m x 3.71m) approx.
- Bedroom 3
9'6" x 7'8" (2.9m x 2.34m) approx.
- Bathroom
8'5" x 5'4" (2.57m x 1.63m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods. Some items of furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band D



Hallway



Lounge



Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



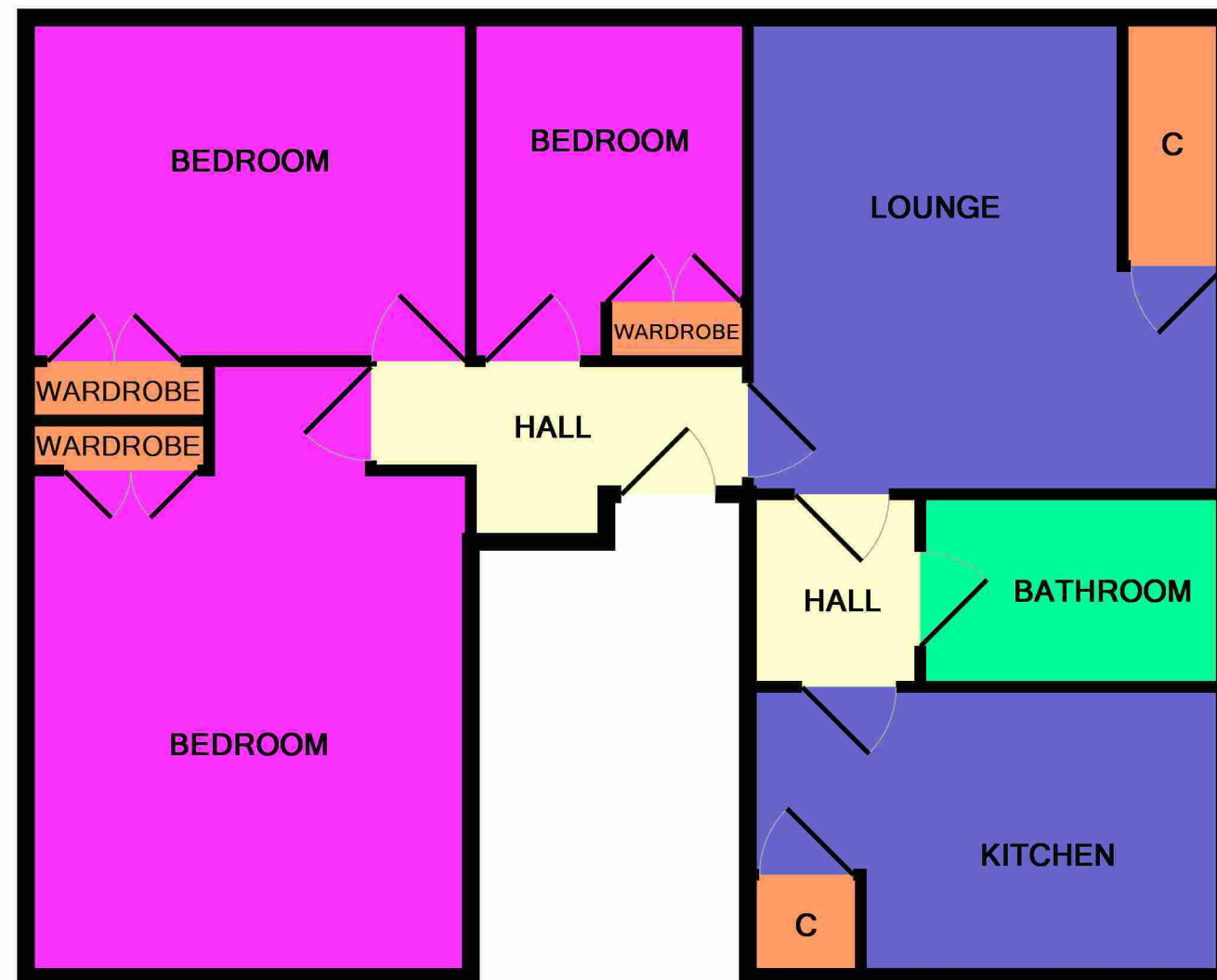
Bathroom



Communal Hall

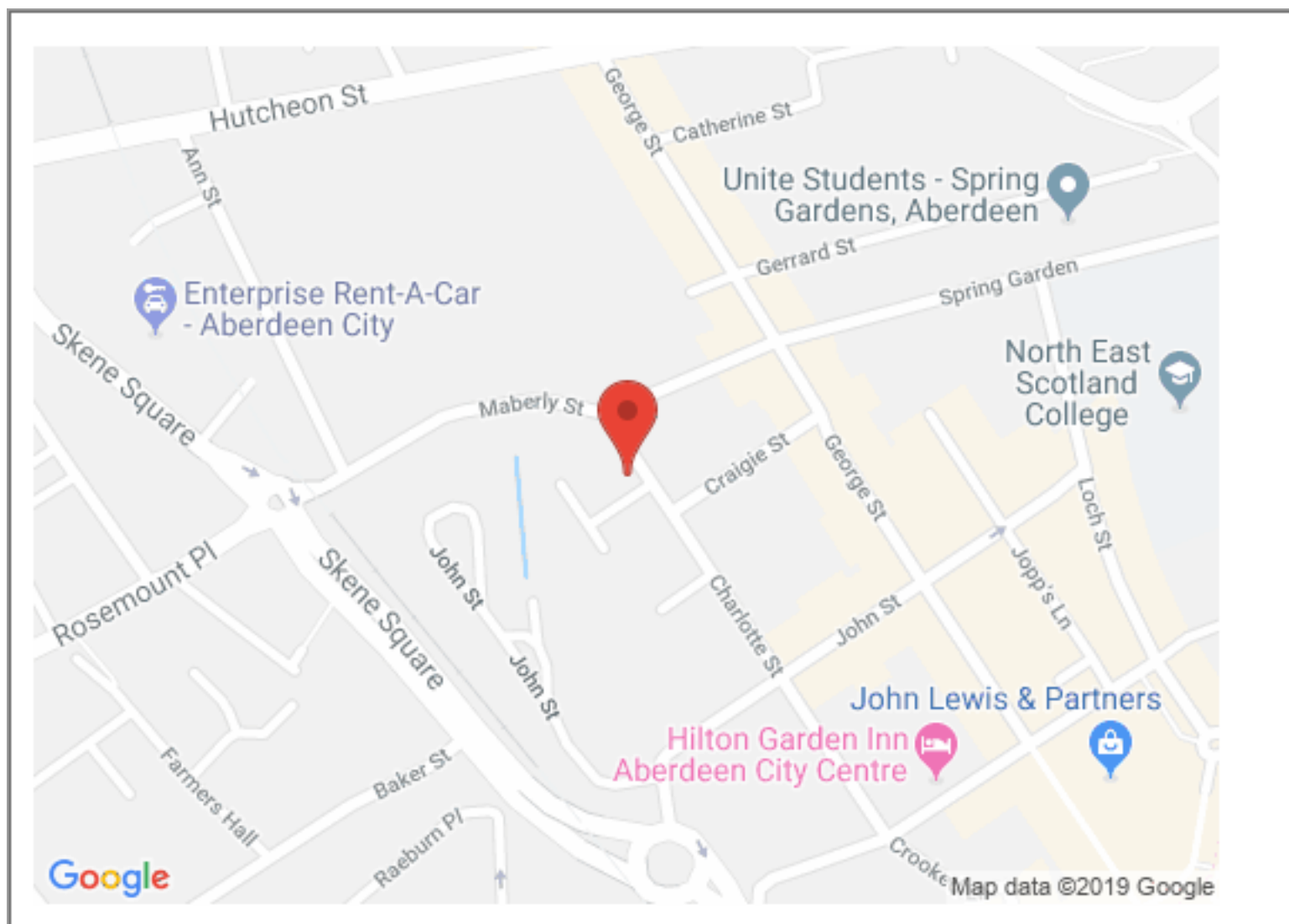


Garden



Floorplan

Property location



Directions

Travelling from Union Street, turn left onto Union Terrace then right at the traffic lights. At the next lights turn left, and follow the road round to the right into St Andrews Street, then first left into Charlotte street.

Location

Charlotte Street enjoys a central location and the area is well served for shopping, pubs, clubs, restaurants and leisure facilities. The university is a 15 minute walk away, as is Aberdeen Royal Infirmary. Excellent public transport links are available nearby making all parts of the city and beyond accessible.

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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.