



**32 Ashvale Place**  
Aberdeen, AB10 6QA

ledingham  
chalmers  
estate agency





Lounge



Kitchen

**32 Ashvale Place  
Aberdeen, AB10 6QA**

**First floor two bedroom flat**

- Sizeable city centre first floor flat
- Perfect first time buy or buy to let
- Two double bedrooms
- Neutral decor and carpeting
- Walking distance to Union Street and all bus routes
- Gas central heating and double glazing



**Two beds.**



**One bathroom.**



**One public room.**

## First floor two bedroom flat

We are delighted to offer for sale this well maintained TWO BEDROOM first floor flat set within a traditional granite tenement in Ashvale Place, just a few minutes walk from Holburn Junction and Aberdeen City Centre. The property presents the perfect purchase for those looking to take their first steps onto the property ladder or those looking for an ideal buy to let investment. Featuring the modern comforts of gas central heating and double glazing early viewing is essential to appreciate the level of accommodation on offer.

The lounge has a bright open aspect to the front of the property, there is ample space for free standing furniture and decorative ceiling coving combines well with neutral decor and carpeting. Two wall alcoves have fitted storage cupboards in built.

The kitchenette has a range of wall and base mounted units, with a free standing gas oven and hob. The kitchen white goods will remain as part of the sale.

Two double bedrooms lead off the hallway and are well presented, both feature ample storage and bedroom one has a fitted wardrobe.

The bathroom completes the accommodation with a white sink, WC and bath with mains shower over.

There is a shared drying green to the rear and access to the shared drying loft.



Bedroom



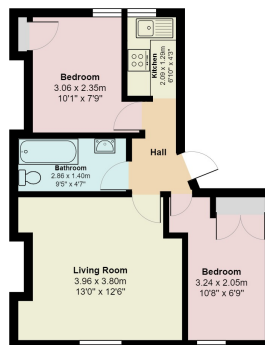
Bathroom



## Accommodation and plans

Lounge	13'0" x 12'6"	3.96m x 3.81m
Kitchen	6'10" x 4'3"	2.08m x 1.3m
Bedroom one	10'1" x 7'9"	3.07m x 2.36m
Bedroom two	10'8" x 6'9"	3.25m x 2.06m
Bathroom	9'5" x 4'7"	2.87m x 1.4m

32 Ashvale Place



## Directions

From the west end of Union Street exit left onto Holburn Street. Then second right into Ashvale Place which is a one way street. Number 32 is located a short way along on the right hand side.

## Location

Ashvale Place is a popular residential street located to the west end of Aberdeen City Centre, just a short way from Union Street. There are local shopping facilities, restaurants and leisure facilities. Regular bus services provide access to most areas of Aberdeen and a direct route across to Garthdee where Robert Gordon University is situated

## Arrange a viewing

Viewing By appointment telephone 07796286931 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
property@ledinghamchalmers.com

**Icea.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 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.