



24 TFR Urquhart Road | Aberdeen | AB24 5LL

One Bedroom Top Floor Flat With Potential For Modernisation And A Loft Conversion

Offers Over £50,000

Situated in an ideal location for Aberdeen University and the city centre, we offer for sale this one bedroom flat with potential for modernisation and a loft conversion. The entry hall has a double storage cupboard and hatch leading via ladder to the large loft area. The lounge is a spacious room with high ceiling, coving, moulded skirtings and two storage cupboards, with the kitchen to the rear having a range of base and wall units, contrasting work surfaces, stainless steel sink and drainer and space for a range of white goods. The double bedroom is also located to the rear with a shelved cupboard and to complete is the bathroom with a three piece coloured suite and shelved cupboard. The property would benefit from a degree of modernisation but does provide excellent potential.

- Lounge
13' x 12'8" (3.96m x 3.86m) approx.
- Kitchen
8'4" x 5' (2.54m x 1.52m) approx.
- Bedroom
11'3" x 7'8" (3.43m x 2.34m) approx.
- Bathroom
7'9" x 4'6" (2.36m x 1.37m) approx.
- Attic
11'10" x 8'7" (3.61m x 2.62m) approx.
- EPC Band G



Lounge



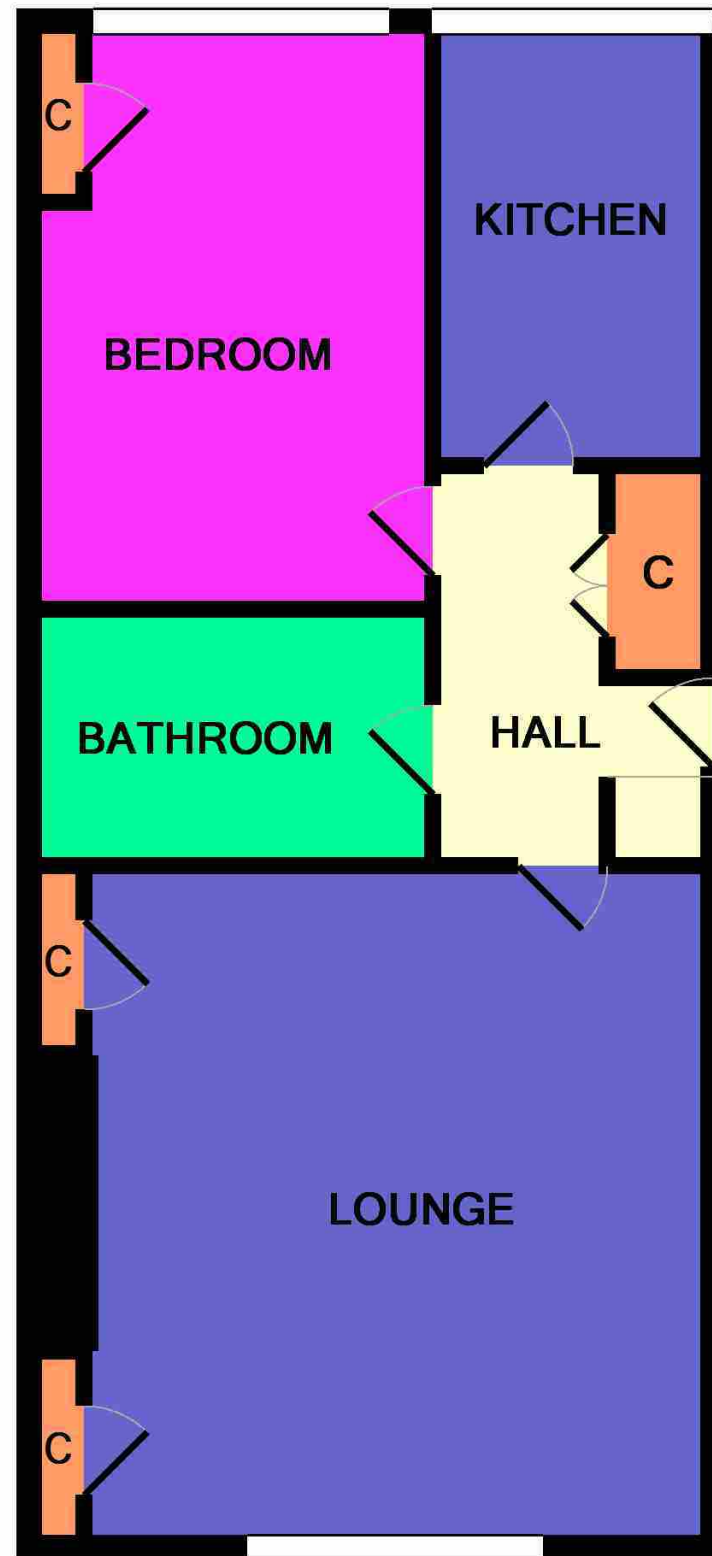
Kitchen



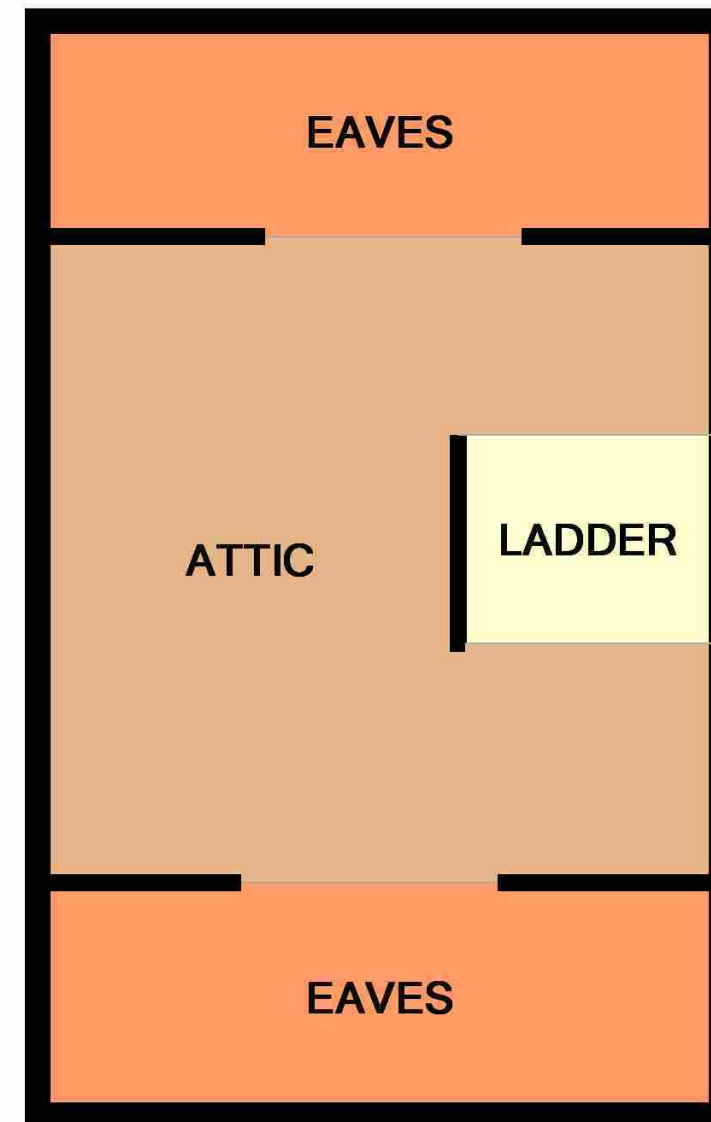
Bedroom



Loft



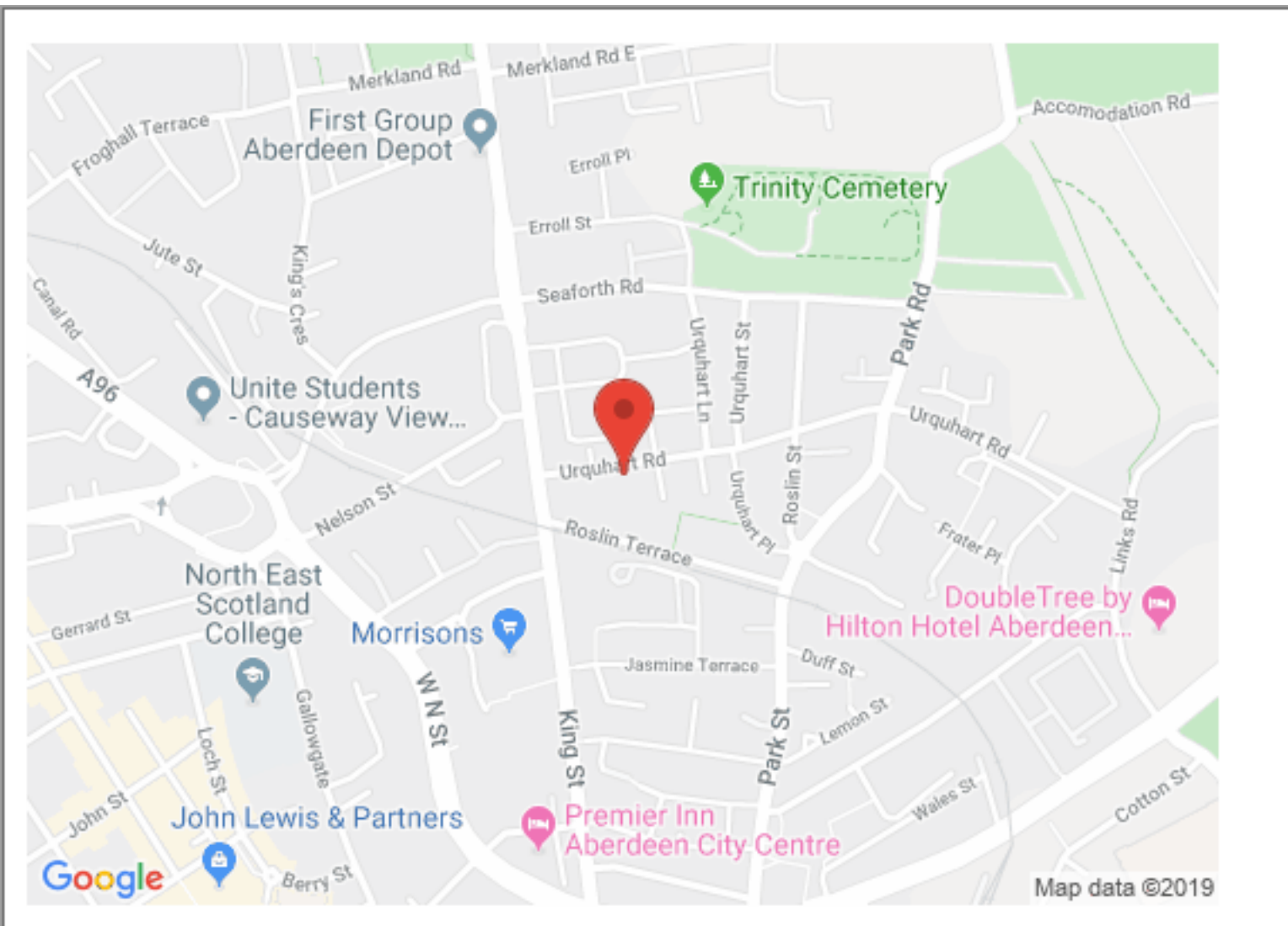
GROUND FLOOR



ATTIC FLOOR

Floor Plans

Property location



Directions:

Travelling from Union Street continue onto King Street, proceed a good distance along and Urquhart Road is situated on the right hand side. If you are travelling by car at the first set of traffic lights on King Street turn right onto East North Street and at the roundabout turn left onto Park Street. Continue all the way along keeping to the right and this takes you to the junction with Urquhart Road. Take a left here and No. 24 is situated to the far end on the left hand

Location:

Urquhart Road is situated off King Street, well placed for an excellent range of local amenities, also for Aberdeen University and the city centre where there is a further range of shopping, recreational and leisure facilities. It is also within easy reach of Aberdeen Beach with its many recreational and leisure facilities and within direct commuting along to Bridge of Don, Dyce and Aberdeen Airport.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: 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.