



146 Polmuir Road | Aberdeen | AB11 7SR

Executive Two Bedroom First Floor Property with Parking

Fixed Price £229,000



We are delighted to offer for sale this prestigious two bedroom apartment in a sought after city location. The property is situated on the first floor within the popular Aurora development and benefits greatly from an allocated parking space, plentiful visitor spaces and also a lift within the building. The accommodation itself is of incredibly generous proportions being finished to a high standard throughout and filled with natural light with the property offering large windows with views over the river.

The lounge is situated to the rear of the property and offers plentiful space for a wide range of furnishings and can easily accommodate both living and dining furniture with a bright outlook over the river. The kitchen has been fitted with a wide range of black gloss base and wall units providing plentiful storage and work surface space, the kitchen also offers space for dining and a large storage cupboard.

The master bedroom has been finished in a tasteful neutral decor, similar to the entire property, and again is of generous size. The room benefits greatly from a door leading to the private balcony being a wonderful addition to the accommodation. Furthermore there is a large walk in style wardrobe and en-suite shower room offering a w.c., hand wash basin and enclosed shower cubicle. The second double bedroom is equally well proportioned and offers fitted wardrobes. The main bathroom is fitted with a w.c., hand wash basin and shower over bath.

To the exterior, the property benefits greatly from an allocated parking space along with a large number of visitor spaces.

## ACCOMMODATION

Lounge  
17'1" x 16'2" (5.21m x 4.93m) approx.

Kitchen  
16'9" x 8'7" (5.11m x 2.62m) approx.

Master Bedroom  
15'7" x 11'4" (4.75m x 3.46m) approx.

En-Suite  
7'5" x 4'3" (2.26m x 1.3m) approx.

Double Bedroom  
16'4" x 8'7" (4.98m x 2.62m) approx.

Bathroom  
7'4" x 6'1" (2.24m x 1.85m) approx.

Gas Central Heating

Double Glazing

Private Parking

Lift

EPC Band - B



**Hallway**





**Lounge**





**Kitchen**





**Master Bedroom**





**Shower Room**





**Double Bedroom**





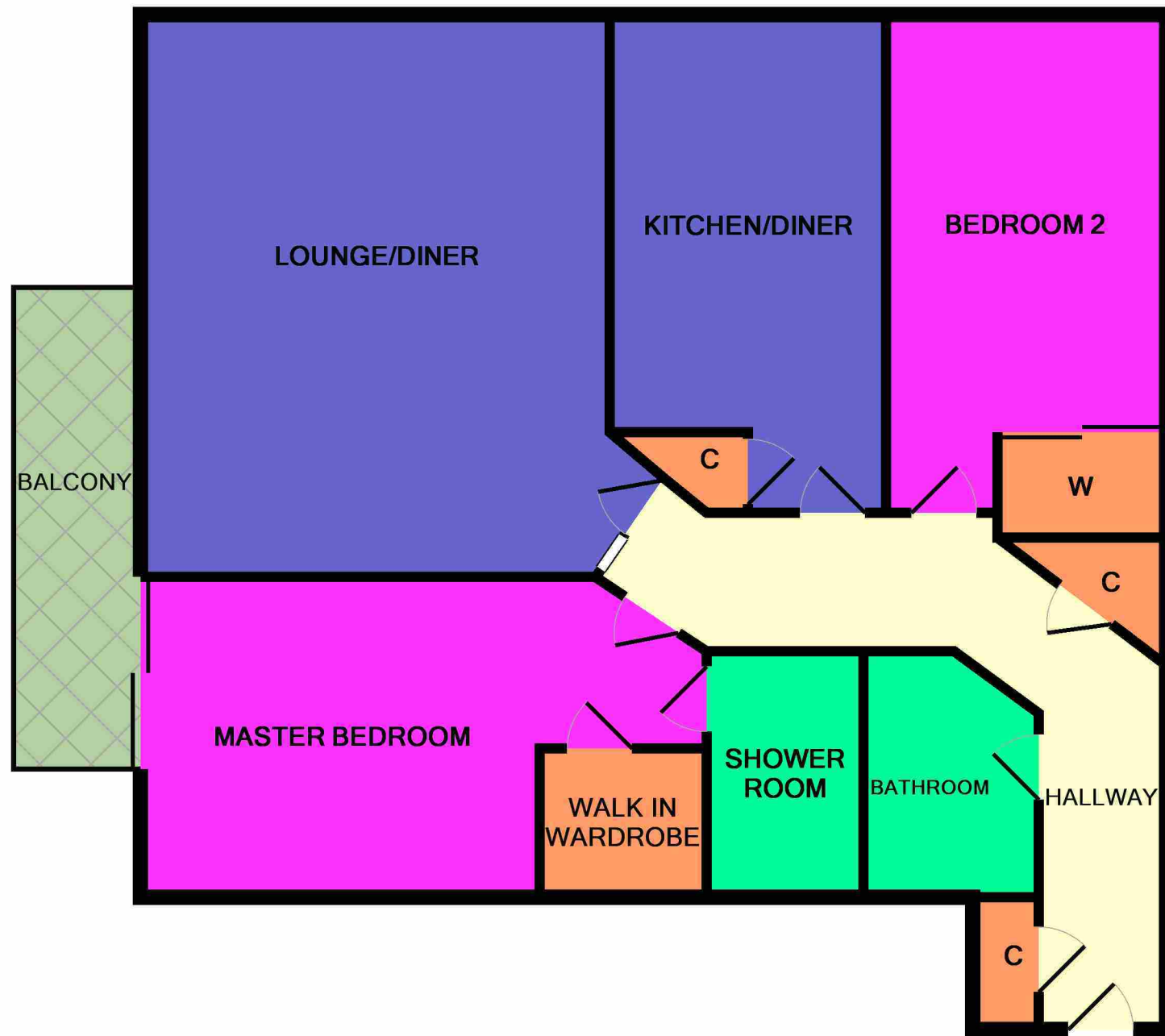
**Bathroom**





**Balcony**





**Floorplan**



## Property location



**Directions:** Travelling from Union Street proceed onto Holburn Street, continue to the first roundabout and turn left onto Fonthill Road. Continue a good distance along Fonthill road and turn right onto Polmuir road, following Polmuir Road all the way round passing the Duthie Park and under the railway bridge, Aurora Apartments are situated in the last development on the right.

**Location** Aurora Development is situated in the corner of Polmuir Road and Riverside Drive, excellent location for those working to the south side of Aberdeen and at the oil related industrial complexes at Tullos and Altens. It is convenient for access to the main Aberdeen ring road North and South and there is also good local amenities including the delightful Duthie Park close by.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://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.