



1 Erskine Street
Aberdeen, AB24 3NP

ledingham
chalmers
estate agency



Lounge



Kitchen

**1 Erskine Street
Aberdeen, AB24 3NP**

One bedroom self contained flat

- Unique one bedroom property
- Extremely convenient for city centre and Aberdeen University
- Close to wide ranging retail park
- Great first time purchase
- Own front door



One bed.



One bathroom.



One public room.

One bedroom self contained flat

We are pleased to offer for sale this incredibly central one bedroom self contained flat. The property is of a neutral decorative order throughout and offers a purchaser the opportunity to take occupancy with the utmost of ease and convenience. The property offers a unique opportunity to purchase a self contained property within the area and would undoubtedly appeal to a wide range of buyers.

The accommodation itself comprises of a spacious lounge with a pleasant outlook to the front of the property, the room can accommodate a range of furniture. The kitchen is situated to the rear of the property and offers plentiful storage and work surface space with an additional storage cupboard, a further very useful feature.

The double bedroom offers space for free standing furniture whilst also offering a large storage cupboard which could be utilised as further wardrobe space. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

Internal viewing is highly recommended to appreciate the unique accommodation on offer and the highly desirable central location of the property.



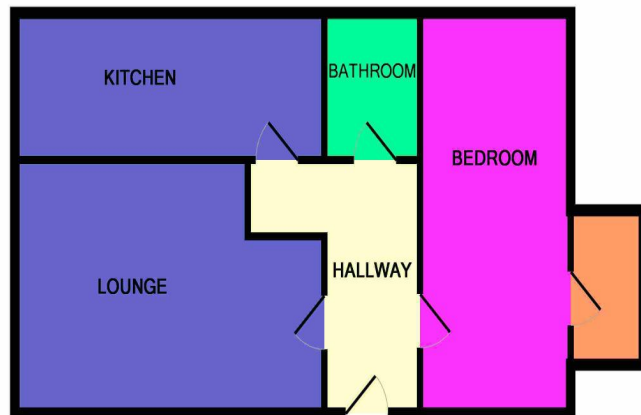
Bedroom



Bathroom

Accommodation and plans

Lounge	18'3" x 10'0"	5.56m x 3.05m
Double Bedroom	16'6" x 8'9"	5.03m x 2.67m
Kitchen	16'1" x 5'6"	4.9m x 1.68m
Bathroom	6'7" x 4'7"	2.01m x 1.4m



Directions

Travelling from George Street in the city centre proceed onto Powis Terrace and at the first set of traffic lights turn right onto Bedford Road. Take a right again onto Elmbank Terrace and then a short distance along turn left onto Erskine Street. No. 1 is located on the left hand side.

Location

Erskine Street is located close to Aberdeen University and within walking distance of the city centre. It has its own range of local shops and close by there is Kittybrewster Retail Park and also Berryden Retail Park with its large Sainsburys supermarket and further quality units. The area is well served by public transport facilities making many parts of Aberdeen easily accessible from this property and is well positioned for those wishing to commute to Bridge of Don, Dyce and Aberdeen Airport.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

TEL 01224 632500

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.