



Flat F 63 Menzies Road
Aberdeen, AB11 9AS

ledingham
chalmers
estate agency



Lounge



Kitchen

**Flat F 63 Menzies Road
Aberdeen, AB11 9AS**

**Top floor one bedroom flat, with new double
glazing and outdoor storage**

- Well presented apartment
- Recently replace double glazing
- Perfect choice for first time buyer or investor
- Bright and neutral decor



One bed.



One bathroom.



One public room.

Top floor one bedroom flat, with new double glazing and outdoor storage

This well presented one bedroom apartment is located on the top floor of a well maintained and tidy traditional granite building in the popular area of Torry.

The property benefits from recently replaced double glazed windows, which have been beautifully finished off with encased silver venetian blinds, and is to be sold with most furniture and kitchen contents included in the sale price.

All rooms boast a neutral decor, along with feeling incredibly homely and bright, making it the perfect choice for a first time buyer or buy-to-let investor alike. Both kitchen and bedroom are located to the rear of the property, with views over the well maintained communal garden. There is also an outdoor storage cellar which is allocated to the property, offering great additional storage, as well as a large shared store cupboard on the upper landing.

Included in the sale are all floor coverings, white goods, curtains and blinds. The bedroom fan light is to be included as well as the double bed, mirrored double wardrobe and matching 5-drawer chest of drawers. In the lounge, the sofa, black coffee table and cubed storage shall also remain.

Communal areas are carpeted and benefit from security light, door entry system and carpet. Ample on-street parking can be found to the front of the property.



Bedroom



Communal garden

Accommodation and plans

Lounge	13'3" x 12'6"	4.04m x 3.81m
Bathroom	7'2" x 5'7"	2.18m x 1.7m
Kitchen	4'5" x 11'11"	1.35m x 3.63m
Bedroom	7'7" x 5'7"	2.31m x 1.7m

Directions

From Union Street turn onto Market Street and travel across the bridge to Torry. Turn right at the second set of traffic lights into Menzies Road, where number 63 is clearly identifiable on the left hand side of the road.

Arrange a viewing

Viewing By Appointment Telephone 07920280277 or By Arrangement with Ledingham Chalmers on 01224 632500

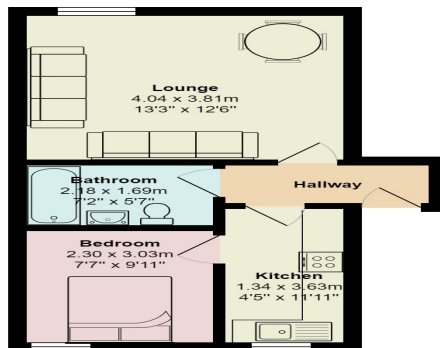
Contact us

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

63F Menzies Road



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.