



FONTHILL ROAD

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FONTHILL ROAD

90 Fonthill Road
Aberdeen, AB11 6UL

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Master Bedroom

**90 Fonthill Road
Aberdeen, AB11 6UL**

**Spacious Two Bedroom First Floor Flat in
Sought-After Ferryhill Location**

- Immaculate throughout, in move-in ready condition
- Stunning lounge with feature fireplace & period features
- Stylish and well-equipped kitchen with dining space
- Superbly spacious master bedroom with excellent storage
- Beautifully appointed bathroom with P-shaped bath
- Fully enclosed rear garden with exclusive shed



Two beds.



One bathroom.



One public room.

Spacious Two Bedroom First Floor Flat in Sought-After Ferryhill Location

Immaculately presented throughout and in true move-in ready condition, we are delighted to offer for sale this spacious two bedroom, first floor flat in the ever-popular residential area of Ferryhill.

Occupying a generous corner location, this property boasts security entry system, full gas central heating and double glazing throughout, and internal viewing is highly encouraged. Upon entering the building, a bright and well-maintained communal hall hosts the stairs to the first floor where the property is located, with a large storage cupboard located on the mezzanine landing, which is shared with the flat next door. One quarter of the attic space is also exclusive to the property offering excellent storage.

The entrance to the property itself is impressive, with two recessed alcoves being cleverly designed to host display shelves with cupboard storage underneath, adding to the charm of the hall.

The lounge is a stunning room, overflowing with natural light from the dual aspect windows, one of which is located on the corner complete with window seat to enjoy the pleasant city views. With period features on display including double skirting boards and ceiling coving, in addition to the ornate ceiling light surround, the feature gas fireplace adds a charming focal point to this fabulous room.

The well-equipped kitchen/diner is stylish in decor, with a range of white gloss base and wall units, delightfully off set by the contrasting worktops and flooring. Space is available for bistro style dining and a recessed alcove with storage underneath adds character to this excellent room. The integrated fridge/freezer, slimline dishwasher, washing machine/dryer, in addition to the oven, hob and extractor hood will remain and are to be included within the sale price.



Bedroom Two



Bathroom



Rear Garden



Views

The master bedroom enjoys a pleasant rear aspect and is exceptionally spacious, offering a wealth of built-in furniture incorporating wardrobe and vanity space, also boasting built-in shelved cupboard for additional storage.

The second double bedroom is another generous double with an outlook to the front of the property, and has striking contemporary decor with luxurious grey carpet, combined with period features including the ceiling coving and high skirtings. An array of space for free-standing furniture is available as desired.

Completing the internal accommodation is the beautifully appointed bathroom which is extensively tiled with neutral tones. The white three piece suite comprises spacious P-shaped bath with mains shower, WC and sink pedestal with mirror above.

Outside, a fully enclosed shared rear garden offers a private haven to enjoy the afternoon sun whilst being moments from the city centre. Laid largely to lawn with a slabbed path to the side, there is also an exclusive external lockable shed for outdoor storage.

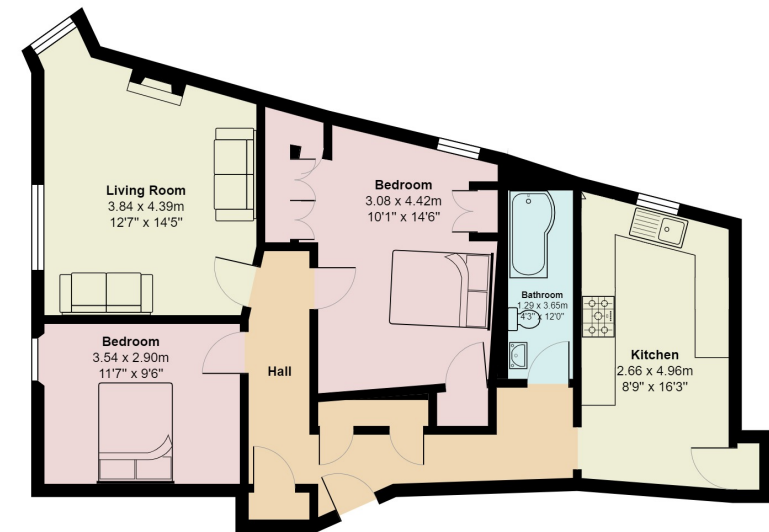
To be included within the sale price along with the kitchen appliances are all curtains and roof light fixtures, with the option of the two sofas to remain if required.

A truly outstanding opportunity to purchase this immaculate home is not to be missed!

Accommodation and plans

Lounge	12'7" x 14'5"	3.84m x 4.4m
Kitchen	8'9" x 16'3"	2.67m x 4.95m
Master Bedroom	10'1" x 14'6"	3.07m x 4.42m
Bedroom Two	11'7" x 9'5"	3.53m x 2.87m
Bathroom	4'3" x 12'0"	1.3m x 3.66m

90 Fonthill Road



Directions

From Holburn Junction travel south along Holburn Street and at the traffic lights proceed straight ahead. At the roundabout take the second exit on to Fonthill Road. No 90 is located on the left hand side, right on the corner.

Location

Ferryhill is a popular residential area which is within easy walking distance of the city centre, the bus and railway stations and the open spaces of the Duthie Park and award winning Winter Gardens. The area has its own charming identity with local shops, primary school and nurseries, community centre, sports facilities and a regular bus service to the city centre.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.