



Flat 1, 6 Blenheim Place
Aberdeen, AB25 2DY

ledingham
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Lounge



Lounge



Kitchen

Flat 1, 6 Blenheim Place Aberdeen, AB25 2DY

Immaculately presented two bedroom ground floor apartment

- Beautifully presented throughout, with modern kitchen
- Striking period features have been well maintained
- Master bedroom features a walk-in wardrobe
- Sizeable communal garden to the rear
- Exclusive area of garden to the front



Two beds.



One bathroom.



One public room.

Immaculately presented two bedroom ground floor apartment

Forming part of a traditional granite three flatted dwelling in the heart of the City's west end this immaculate ground floor flat is offered for sale. Recently refurbished throughout the property offers well proportioned living accommodation light and airy ambiance complimenting the fine period features such as high corniced ceilings, deep skirtings and panelled doors. Improvement works include modern kitchen and bathroom, new windows installed in the last few years and most of the apartment is decorated in fresh, brilliant white.

Instantly appealing, the entrance hall has white panelled doors leading to all other living accommodation. The lounge is a particularly pleasant room with bay window and traditional style fireplace with living flame gas fire.

The newly fitted kitchen has a range of stylish units with co-ordinating worktops and laminate flooring.

The good sized master bedroom has a quiet aspect to the rear. It has a shallow shelved cupboard and door leading to a dressing room which has a window to the rear. Bedroom two enjoys a pleasant sunny outlook to the front and features a sizeable fitted wardrobe.

Completing the layout is the lovely bathroom which has been fitted with a new traditional style suite with separate shower cubicle, tiled flooring and large fitted mirror.



Master bedroom



Bedroom two



Bathroom



Rear garden

Externally there is a sizeable communal garden to the rear and exclusive area of garden to the front of the building.

A row of external outbuildings are found in the rear garden, which are shared with the other flats within the building.

The common areas have been upgraded in recent years with fresh new décor and flooring. There is an allocated utility room, under the stair in the hallway, with light and plumbing.

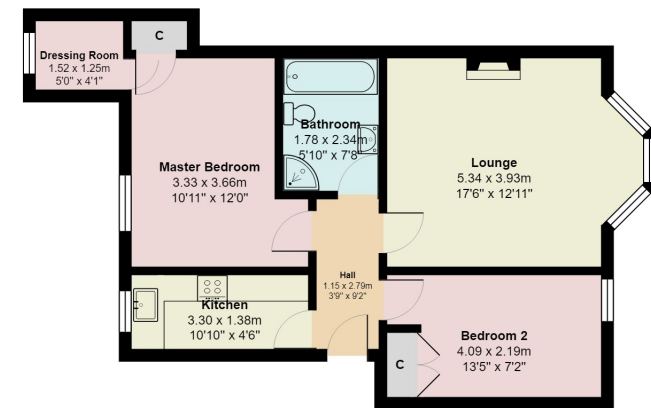
On street parking is available via parking permit from Aberdeen City Council.

This is an excellent opportunity for those looking for a traditional style property with period features which has been recently refurbished throughout.

Accommodation and plans

Lounge	17'6" x 12'11"	5.34m x 3.94m
Kitchen	10'10" x 4'6"	3.3m x 1.37m
Master Bedroom	10'11" x 12'0"	3.33m x 3.66m
Dressing Room	5'0" x 4'1"	1.52m x 1.24m
Bedroom two	13'5" x 7'2"	4.09m x 2.18m
Bathroom	5'10" x 7'6"	1.78m x 2.29m

Flat 1, 6 Blenheim Place



All measurements are approximate and for display purposes only

Directions

From Queens Cross roundabout travel north along Fountainhall Road and turn right into Desswood Place. Turn right again into Blenheim Place and No 6 is located on the left hand side towards the junction with Carden Place.

Location

Blenheim Place is located in the prime west end of the city with a wide range of amenities nearby including good shopping facilities at Rosemount, public transport services and public parks. The property is also well placed for the business community on Carden Place/Albyn Place and Queens Road. There is a good range of hotels and restaurants in the vicinity. The city centre with all its associated amenities is within walking distance.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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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.