



75 Urquhart Terrace | Aberdeen | AB24 5NJ

Immaculate Two Bedroom Ground Floor Flat

**Offers Over £112,000**



Situated in a convenient location, we offer for sale this immaculately presented two bedroom ground floor flat which forms part of a purpose-built development. The property has been modernised and upgraded by the current owners to create a superb home in walk-in condition, ideally suited to a first time buyer or buy to let investor.

The entrance hallway is laid with attractive laminate flooring which continues throughout most of the property. The generous front facing lounge features a large window, allowing the room to be flooded with natural light. From here, access is gained into the contemporary kitchen which has been fitted with a range of quality wall, base and drawer units, overlaid with oak effect work surfaces and finished with attractive metro tiling splash back.

The two double bedrooms are both of excellent size, boasting built-in wardrobes with mirrored sliding doors, as well as offering ample space for free-standing furniture.

To complete the home, the bathroom is fitted with a modern white three piece suite comprising W.C. and wash hand basin set into a vanity unit, and bath with electric shower over, finished with tiled flooring with underfloor heating and aqua panelling.

The development boasts a large shared car park for residents and visitors.

- ACCOMMODATION
- Lounge

15'8" x 11'8" (4.78m x 3.56m) approx.
- Kitchen

8'8" x 8'5" (2.64m x 2.57m) approx.
- Bedroom

9'5" x 9'1" (2.87m x 2.77m) approx.
- Bedroom

9'6" x 8'4" (2.9m x 2.54m) approx.
- Bathroom

6'4" x 5'9" (1.93m x 1.75m) approx.
- To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods.
- Electric & Storage Heating
- Double Glazing
- EPC Band D



**Lounge**





**Kitchen**





**Kitchen**





**Bedroom 1**





**Bedroom 1**





**Bedroom 2**





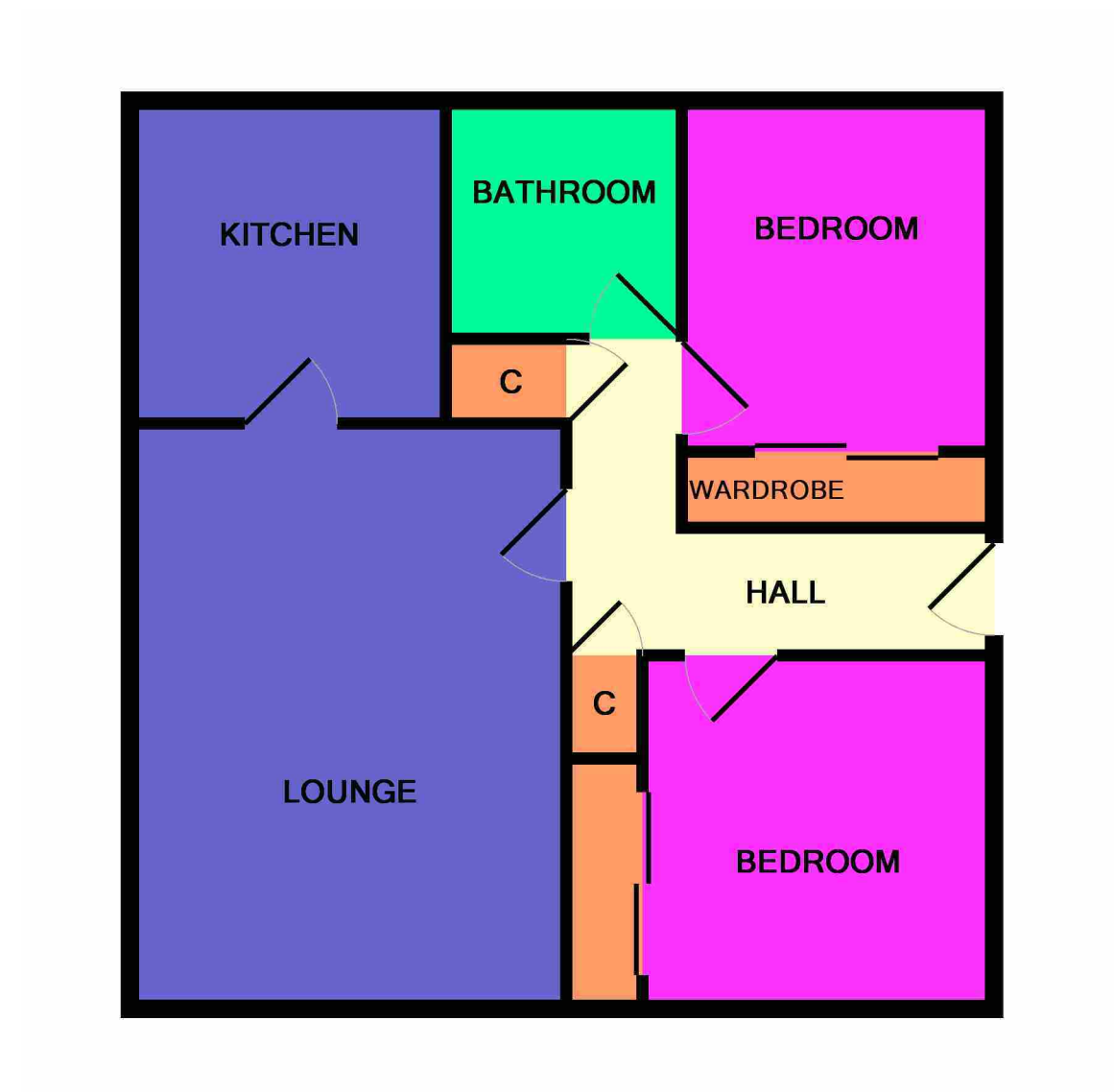
**Bathroom**





**Car Park**





**Floorplan**



### Property location



### Directions

From Union Street, travel east and continue onto King Street. At the traffic lights, turn right onto East North Street and at the roundabout take the first exit onto Park Street. At the next roundabout take the second exit on to Park Road and turn right onto Urquhart Road. The development is situated along on the left hand side.

### Location

Urquhart Terrace is well located for easy access to Aberdeen University and the beach with it's many leisure and recreational facilities. The area is well served by public transport, making all part is the city accessible, and is within easy walking distance of a range of shops.

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.