



9 Hammerfield Avenue

Aberdeen , AB10 7FW

ledingham
chalmers
estate agency



Lounge



Kitchen

**9 Hammerfield Avenue
Aberdeen , AB10 7FW**

Three Bedroom First Floor Traditional Flat

- Spacious granite flat
- Traditional features
- Desirable location
- Versatile accommodation
- Excellent potential
- Shared and exclusive garden areas



3 bed.



2 bathrooms.



2 public rooms.

Three Bedroom First Floor Traditional Flat

Situated in a desirable West End street, we offer for sale this three bedroom first floor flat which forms part of a traditional granite building. The property retains many charming traditional features including high ceilings, intricate corning and ceiling roses.

The front facing lounge is particularly well proportioned, boasting a large bay window and central fireplace with electric fire. The kitchen and dining area are on open plan, creating an ideal space for both casual dining and entertaining. A wide range of wall, base and drawer units are overlaid with roll front work surfaces and incorporate various integrated and free-standing appliances. Adjacent to the kitchen is the convenient utility room, benefiting from further wall and base units with space and plumbing for a washing machine. From here, access is given to the staircase allowing access into the rear garden.

There are three spacious double bedrooms, each of which boasts built-in or fitted storage with ample space for further free-standing furniture. The home is served by a bathroom and a shower room, both of which have white suites. Outside, the enclosed gardens to the rear comprise both shared and exclusive areas as well as an exclusive coal shed.



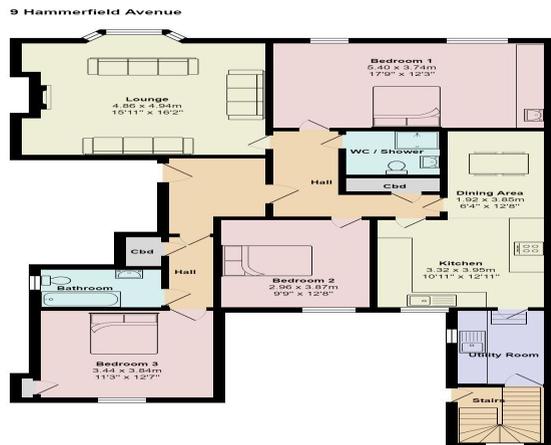
Bedroom



Garden

Accommodation and plans

Lounge	15'11" x 16'02"	4.85m x 4.93m
Kitchen	10'11" x 12'11"	3.33m x 3.94m
Dining Area	12'08" x 6'04"	3.86m x 1.93m
Bedroom 1	17'09" x 12'03"	5.41m x 3.73m
Bedroom 2	12'08" x 9'09"	3.86m x 2.97m
Bedroom 3	12'07" x 11'03"	3.84m x 3.43m



Directions

Travelling from Union Street, continue onto Holburn Street and turn right at the first set of traffic lights onto Great Western Road. Continue ahead and cross the junction with Anderson Drive. Hammerfield Avenue is located a short distance along on the left hand side.

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.