



58B Ashgrove Road | Aberdeen | AB25 3AD

Well Presented Two Bedroom First Floor Flat

**Fixed Price £119,995**

Enjoying a convenient location and forming part of a purpose-built residential development, we offer for sale this well presented two bedroom first floor flat. The property features fresh modern decor throughout and offers well proportioned accommodation suited to a range of purchasers.

The home is entered via the clean and tidy communal hall and staircase, ascending to the first floor where the flat is located. The internal hallway boasts two built-in storage cupboards and gives access to all accommodation.

The lounge with bay window is finished in a neutral tone, creating the perfect room to relax, also offering space for a small dining set if required. The kitchen is fitted with a range of wall, base and drawer units overlaid with roll front work surfaces and incorporating an integrated fridge/freezer, gas hob and electric oven, as well as a stainless steel sink and drainer.

The first of the bedrooms is a well proportioned double, having a feature wall and built-in wardrobe offering a wealth of storage space. The second bedroom is also of good size and offers ample space for a range of free-standing furniture.

The home is completed by the bathroom which is fitted with a three piece white suite comprising W.C. and wash hand basin fitted into a vanity unit and bath with fixed screen and mains shower over. This room is completed by contemporary metro tiling and vinyl flooring.

The communal grounds of the development are well maintained under a factoring agreement and a security entry system gives access to all flats.

## ACCOMMODATION

Lounge  
15'8" x 11'2" (4.78m x 3.4m) approx.  
Kitchen  
9'2" x 7'6" (2.79m x 2.29m) approx.  
Bedroom 1  
9'9" x 9'2" (2.97m x 2.79m) approx.  
Bedroom 2  
9'2" x 8'1" (2.79m x 2.46m) approx.  
Bathroom  
6'5" x 6'3" (1.96m x 1.91m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



**Hallway**



Lounge



**Lounge**



**Kitchen**



**Bedroom 1**



**Bedroom 1**

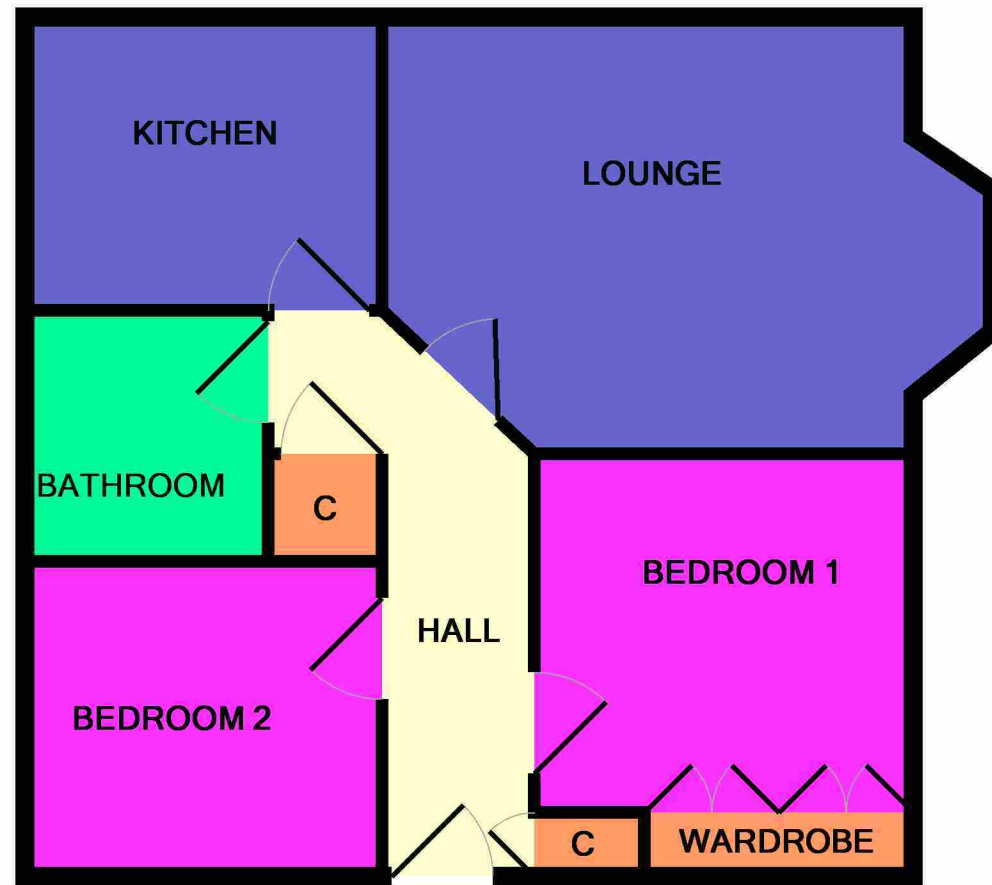




**Bedroom 2**

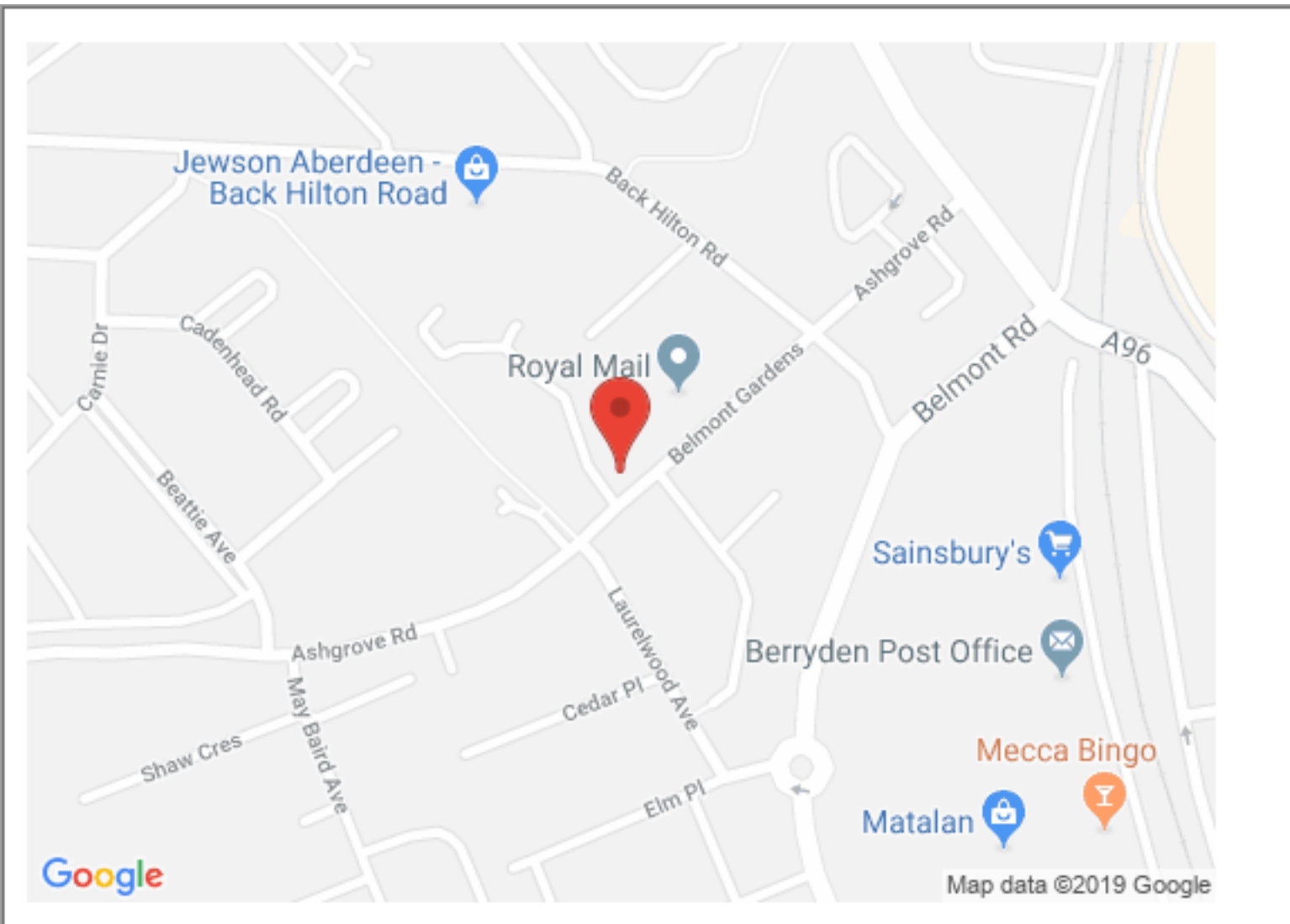


**Bathroom**



**Floorplan**

### Property location



### Directions

Travelling from the city centre proceed west along Union Street, continue onto Alford Place then take a right onto Rubislaw Place, follow this road to the left which takes you onto Albert Street and thereafter onto Craigie Loanings. At the end of this street continue straight across Rosemount Place onto Argyll Place and thereafter onto Westburn Drive. Continue along Westburn Drive and at the first set of traffic lights turn right onto Ashgrove Road. The property is situated some distance along on the left hand side.

### Location

Ashgrove Avenue is ideally placed for Aberdeen Royal Hospital complex and within a short distance is Berryden retail park, having a large Sainsbury's supermarket and further retail outlets. There are good public transport facilities making many parts of the city easily accessible.

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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 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.