



4 St Swithin Street Aberdeen
AB10 6XE

ledingham
chalmers
estate agency



Lounge



Hallway

4 St Swithin Street Aberdeen AB10 6XE

Spacious two bedroom upper floor self-contained apartment.

- Sought after location
- Prime catchment for many local and private schools
- Easy commute to Aberdeen Airport and Foresterhill hospital
- Sizeable accomodation with ample potential
- Two double bedrooms
- Gas central heating and double glazing



Two beds.



One bathroom.



Two public rooms.

Spacious two bedroom upper floor self-contained apartment.

We have pleasure in offering for sale this two bedroom self contained upper floor apartment in a highly desirable area, within easy walking distance of the city centre and close to good schools and various westend hosteleries. It has spacious and versatile accommodation with many traditional features e.g. high ceilings, mosaic flooring and ceiling cornicing

The property has a hard wood exterior front door, original mosaic tiling to the inner hall and glass panelling through to the carpeted staircase with wood banister leading to all accommodation. There is an expansive lounge with a bright and airy front aspect. The room proportions are most generous and there is ample space for free-standing furniture with the main focal point the fire hearth. There is a large double bedroom to the rear with a view to the garden and a second smaller double bedroom to the front with small fireplace. The centrally located bathroom has an opaque window to the side, bath with overhead shower and WC. There is a versatile rear sitting room leading to a galley style kitchen, which has a range of wall and base mounted units and gives access to a utility room and a rear staircase to the garden. The apartment benefits from having a large the attic room accessed via a concealed staircase in the hallway. The apartment would benefit from upgrading but offers great potential and early viewing is recommended. To the rear there is a large enclosed shared rear garden with two sections of exclusive gardens, a shared drying green, exclusive coal cellar and shared store.



Rear sitting room/dining room



Bedroom one

Accommodation and plans

Lounge	16'0" x 15'0"	4.88m x 4.57m
Bedroom	10'11" x 12'3"	3.33m x 3.73m
Bedroom	15'0" x 13'4"	4.57m x 4.07m
Dining room	13'9" x 13'8"	4.19m x 4.17m
Bathroom	9'11" x 4'11"	3.02m x 1.5m
Kitchen	14'1" x 9'5"	4.29m x 2.87m
Utility room	14'1" x 2'3"	4.29m x .69m
Attic Room	24'11" x 11'3"	7.6m x 3.43m

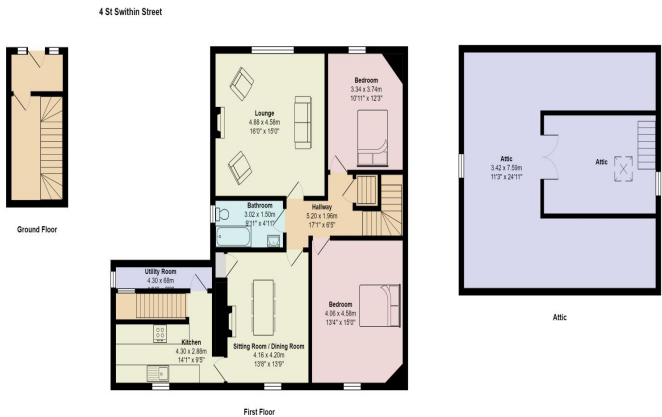
Directions

Travelling from Union Street continue onto Alford Place and then Albyn Place; at the Queens Cross roundabout take the first exit to the left onto St Swithin Street. No. 4 is a short distance along on the left hand side.

Location

Situated in the west end of Aberdeen, St Swithin street is a pleasing tree lined street with a range of high quality coffee shops on its doorstep. The property is within walking distance of excellent primary and secondary schools and it is well positioned for the private schools that Aberdeen has to offer. It is also within a short distance of Aberdeen city centre with its range of shopping, recreational and leisure facilities. There is good public transport providing access to many parts of the city. And is but a short drive from the main Aberdeen ring road which provides easy commuting to both north and south of the city.

Built circa 1875 the block of which no 4 forms part, became the premises and workshops of the acclaimed photographer George Washington Wilson until 1908.



Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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.