



Flat B 29 Polmuir Road
Aberdeen, AB11 7RS

ledingham
chalmers
estate agency



Lounge



Kitchen



Utility Room

**Flat B 29 Polmuir Road
Aberdeen, AB11 7RS**

**Beautiful period ground floor apartment with
two double bedrooms**

- Stunning lounge with large bay window and feature
- Modern kitchen with breakfast bar and utility room
- Large versatile basement
- Two double bedrooms with rear aspect
- Exclusive parking space
- Gas central heating and double glazing



Two beds.



One bathroom.



One public room.

Beautiful period ground floor apartment with two double bedrooms

Forming part of a traditional granite detached residence set back from the main road within mature grounds this exquisite ground floor executive apartment with car parking space is offered for sale.

The building benefits from well kept mutual hallways and the apartment has a large exclusive basement which could be utilised for storage or as a work room.

The flat itself is presented in pristine order throughout and offers generous living accommodation ideally suited for a professional person or couple looking for a large two bedroom home in walk in condition throughout.

Noteworthy features of this fine home include a large bay window in the lounge enjoying an open outlook to the front, high ceilings, feature lounge fireplace and tasteful decor throughout.

The entrance hall gives access to all the accommodation.

The lounge is a beautifully elegant room with a bright bay window to the front, original wood flooring and a beautiful central ceiling rose, ornate cornicing and feature working fireplace with granite surround.



Bathroom



Bedroom one



Bedroom two



Garden

The recently fitted kitchen has an extensive range of stylish cream matt units with co-ordinating work tops and integrated appliances including an induction hob, microwave, fridge freezer and dishwasher. There is an informal breakfast bar for dining and fresh crisp decor.

There are two double bedrooms with a rear aspect, both with ample space for a variety of free standing furniture and fitted storage.

Completing the accommodation is the luxurious bathroom which is fitted with a contemporary white suite comprising bath, fitted basin and wall hung WC, full wall tiling and vanity wall mounted storage completes the look.

A handy utility room completes the accommodation.

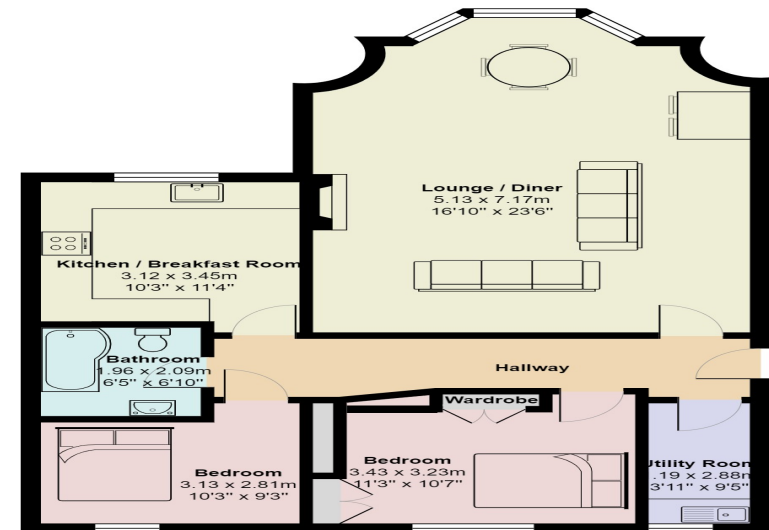
Internal inspection is strongly recommended to fully appreciate the beautiful finish, comfortable ambience and generous dimensions this lovely home has to offer.

On the outside the property benefits from an exclusive parking space, landscaped gardens and a rotary clothes dryer.

Accommodation and plans

Lounge	23'6" x 16'10"	7.16m x 5.13m
Kitchen	11'4" x 10'3"	3.46m x 3.12m
Bedroom One	11'3" x 10'7"	3.43m x 3.23m
Bedroom Two	10'3" x 9'3"	3.12m x 2.82m
Bathroom	6'10" x 6'5"	2.08m x 1.96m
Utility Room	9'5" x 3'11"	2.87m x 1.19m

Flat b 29 Polmuir Road



All measurements are approximate and for display purposes only

Directions

From the West End of Union Street, turn into Holburn Street and at the roundabout take the first exit into Fonthill Road and continue through the traffic lights and take the first right onto Polmuir Road. Continue ahead where number 29 Polmuir Road is located.

Location

Polmuir Road is an attractive and sought after street within the Ferryhill area of the city. The subjects are located to the rear of a small exclusive development. Local shops and amenities are within walking distance and the city centre itself is only some 10 minute's walk from the property. Enjoying easy access to the business centres to the south of the city, regular public transport is readily available. Duthie Park with its renowned Winter Gardens is within striking distance as are lovely riverside walks along the Dee.

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.