



160G Crown Street
Aberdeen, AB11 6HX

ledingham
chalmers
estate agency



Lounge



Kitchen



Bedroom One

**160G Crown Street
Aberdeen, AB11 6HX**

**Stylish Two Bedroom Apartment in Traditional
Granite Building**

- Close proximity to the city centre
- Fresh modern decor throughout
- Generous lounge with bay window
- Fully fitted kitchen with space for dining
- Two double bedrooms
- Fully enclosed rear garden



Two beds.

Stylish Two Bedroom Apartment in Traditional Granite Building

Situated within close proximity to the city centre within the Ferryhill area, we are delighted to present for sale this immaculate two bedroom flat.

Featuring fresh modern decor and the comforts of gas central heating and double glazing, this spacious property would make an ideal first purchase or buy-to-let investment, giving the discerning buyer a fantastic opportunity to move in with utmost of ease.

Upon entering the building, common areas are protected by a security entry system and bring you to the entrance to the property, which gives way to the freshly decorated hall which is delightfully presented in relaxing grey tones, charmingly off set by the white doors and skirtings and stylish grey carpet.

The generous lounge is stylishly finished with grey tones and has a lovely bay window which floods the room with natural light. An array of space is available for furniture as desired and a recessed shelved alcove offers a delightful display area.

The fully fitted kitchen boasts a range of base and wall units, finished in beech effect with contrasting work surfaces and space for free standing fridge/freezer with additional storage offered from a built-in cupboard. Overflowing with light from the large window overlooking the rear of the property, there are delightful roof top city views and ample space for dining table and chairs.



Bedroom Two



Bathroom



Rear Garden



Roof Top View

The first of two double bedrooms to the front of the property is beautifully finished with different shades of grey and offers a range of space for free standing furniture as desired.

The second double bedroom is also sizeable with charming decor including feature wall and delightful pink stripe carpet, also boasting lovely roof top city views from the bay window.

Completing the accommodation is the family bathroom, freshly finished in white tones, with burst of blue from the intermittent mosaic tiles. The white three piece suite comprises bath with electric shower, sink pedestal with wall mounted, mirrored vanity unit and heated towel rail.

Outside, a shared rear garden is laid mostly to lawn and is fully enclosed, making this an ideal play area for small children or for al fresco entertaining.

Early viewing is recommended to appreciate this fantastic property.

Accommodation and plans

Lounge	15'0" x 12'11"	4.57m x 3.94m
Kitchen	11'1" x 11'5"	3.38m x 3.48m
Bedroom One	14'8" x 10'8"	4.47m x 3.25m
Bedroom Two	13'9" x 8'2"	4.19m x 2.49m
Bathroom	4'2" x 7'6"	1.27m x 2.29m

160G Crown Street



Directions

Travel west along Union Street and turn left into Crown Street. 160G is located a little way along the road on the right hand side.

Location

Located within the desirable Ferryhill area of the City there are a range of local shops that serve everyday needs, whilst a wider choice of amenities are within a short walk of the property, within the City Centre. Union Square has a selection of reputable restaurants, a multi-plex cinema and retail outlets, and the train and bus stations are within a few minutes' walk of the property. Also close by are two popular hotels, Albury Park and tennis courts, Duthie Park and its Winter Gardens, as well as pleasant walks along the River Dee.

Arrange a viewing

Viewing By appointment telephone **07843097779** or 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.