



**13a Mid Stocket Road**  
Aberdeen, AB15 5JL

ledingham  
chalmers  
estate agency





Lounge





Lounge (alt view)



Kitchen

## 13a Mid Stocket Road Aberdeen, AB15 5JL

### Immaculately presented one bedroom ground floor flat

- Beautifully presented ground floor flat
- Generous room sizes with one double bedroom
- Immaculate decor with co-ordinating flooring
- Recently installed shower unit with modern fittings
- Shared drying green to the rear
- Gas central heating and double glazing



One bed.



One bathroom.



One public room.

## Immaculately presented one bedroom ground floor flat

Situated in the most sought after area of Rosemount we are delighted to offer for sale this one bedroom apartment which is located on the ground floor of a traditional granite property.

The apartment offers double glazing and original period features such as high ceilings with coving, deep skirtings and large windows. This property is ideal for first time buyers or buy to let investors and viewing is highly recommended.

Entry to the apartment by a solid wooden door leads to the hallway which accesses all the accommodation. Upon entering the hallway is light and bright and also benefits from large storage cupboards.

The attractive lounge is bright and spacious and is enhanced by a feature fireplace. There is ample room for a variety of free standing furniture, including a dining table and chairs if desired. The decor is fresh and airy and is complimented by the quality laminate wood flooring. The fully fitted modern kitchen has white wooden wall and base mounted cabinets with under unit lighting. Incorporated in to the work surface is a gas hob with oven underneath. All kitchen white goods will remain.

There is a centrally located shower room which has been recently fitted with a striking shower cubicle and rain flow shower. The fitted sink has storage underneath and the large mirror creates a sense of space. The look is completed with ceiling spotlights.



Bedroom



Bedroom (alt view)





Shower room

The double bedroom has a tranquil feel, with contemporary white walls, neutral carpeting and an open hanging space.

There is exclusive access to a secure storage cupboard under the staircase in communal ground floor hall. To the outside, there is a shared garden and an exclusive outhouse. It is understood that a residents parking permit is available from Aberdeen City Council upon application.

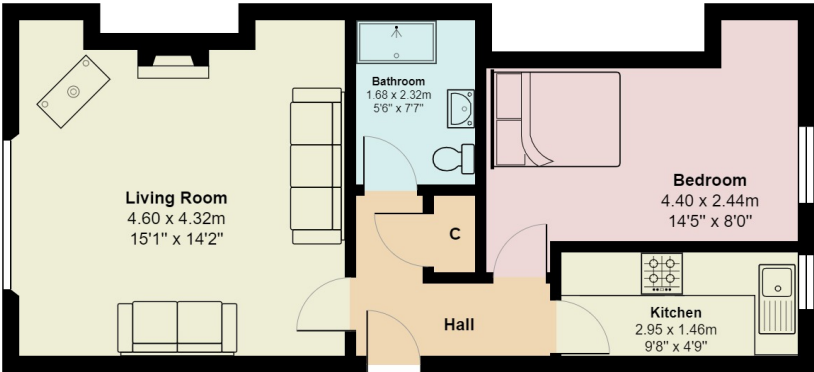
Early viewing is essential to appreciate the level of accommodation on offer and would suit any first time buyer or those looking for a buy to let investment.



Rear

Accommodation and plans

Lounge	15'1" x 14'2"	4.6m x 4.32m
Kitchen	9'8" x 4'9"	2.95m x 1.45m
Bedroom	14'5" x 8'0"	4.4m x 2.44m
Bathroom	5'6" x 7'7"	1.68m x 2.31m



## Directions

From Union Street proceed west and turn right onto Rose Street. Continue through two sets of traffic lights onto Esslemont Avenue and at the third set of traffic lights, turn left onto Rosemount Place. Continue straight through the traffic lights at Argyll Place and continue straight across and take the right fork onto Midstocket Road. Number 13A is situated a short distance on the left.

## Location

Mid Stocket Road is situated in a pleasant West End location in an area well served by local shops and by public transport facilities. The City Centre is readily accessible with an excellent further range of shopping facilities available in nearby Rosemount. Most parts of the City can be accessed by the main arterial routes including the Aberdeen Ring Road which is situated nearby with the location also being extremely convenient for the Foresterhill Hospital Complex. The property is also within the catchment area for Mile End Primary School and Aberdeen Grammar School.

## Arrange a viewing

Viewing By appointment telephone **07725056621** or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)

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.