



18D Rubislaw Terrace (TF) | Aberdeen | AB10 1XE

Two Bedroom Top Floor Flat in Prestigious Location

Offers Over £190,000

Enjoying a superb location the West End of the city centre, we offer for sale this attractive two bedroom flat. The flat forms part of a traditional granite building, with a sweeping communal staircase ascending to the top floor where the flat is located. The property features neutral decor throughout and meets current leasing standards having hard-wired, inter-linked smoke and heat detectors.

The internal hallway with feature window gives access into a most spacious lounge/dining room. This room benefits from excellent natural light, with a tall window overlooking Rubislaw Terrace Gardens.

The kitchen is situated to the rear of the property with a pleasant rooftop view of the city. Fitted with a range of white gloss wall, base and drawer units with a combination of integrated and free-standing appliances, the kitchen is finished with roll front work surfaces and tiled flooring.

The first of the double bedrooms lies to the rear and is a generous double boasting built-in storage and a lovely view of the nearby church. The second bedroom would make an ideal children's bedroom and offers ample space for free-standing furniture.

The home is completed by the bathroom which has been fitted with a three piece white suite comprising W.C., wash hand basin and bath with electric shower over.

Outside, the shared garden to the rear is well maintained and mainly laid to lawn, bordered by mature bushes and shrubs.

ACCOMMODATION

Lounge / Dining Room

20'3" x 15'7" (6.17m x 4.75m) approx.

Kitchen

7'9" x 6'9" (2.36m x 2.06m) approx.

Bedroom 1

12'2" x 10'3" (3.71m x 3.12m) approx.

Bedroom 2

12'5" x 10'4" (3.79m x 3.15m) approx.

Bathroom

11'8" x 4'5" (3.56m x 1.35m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the white goods. The furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Communal Hall



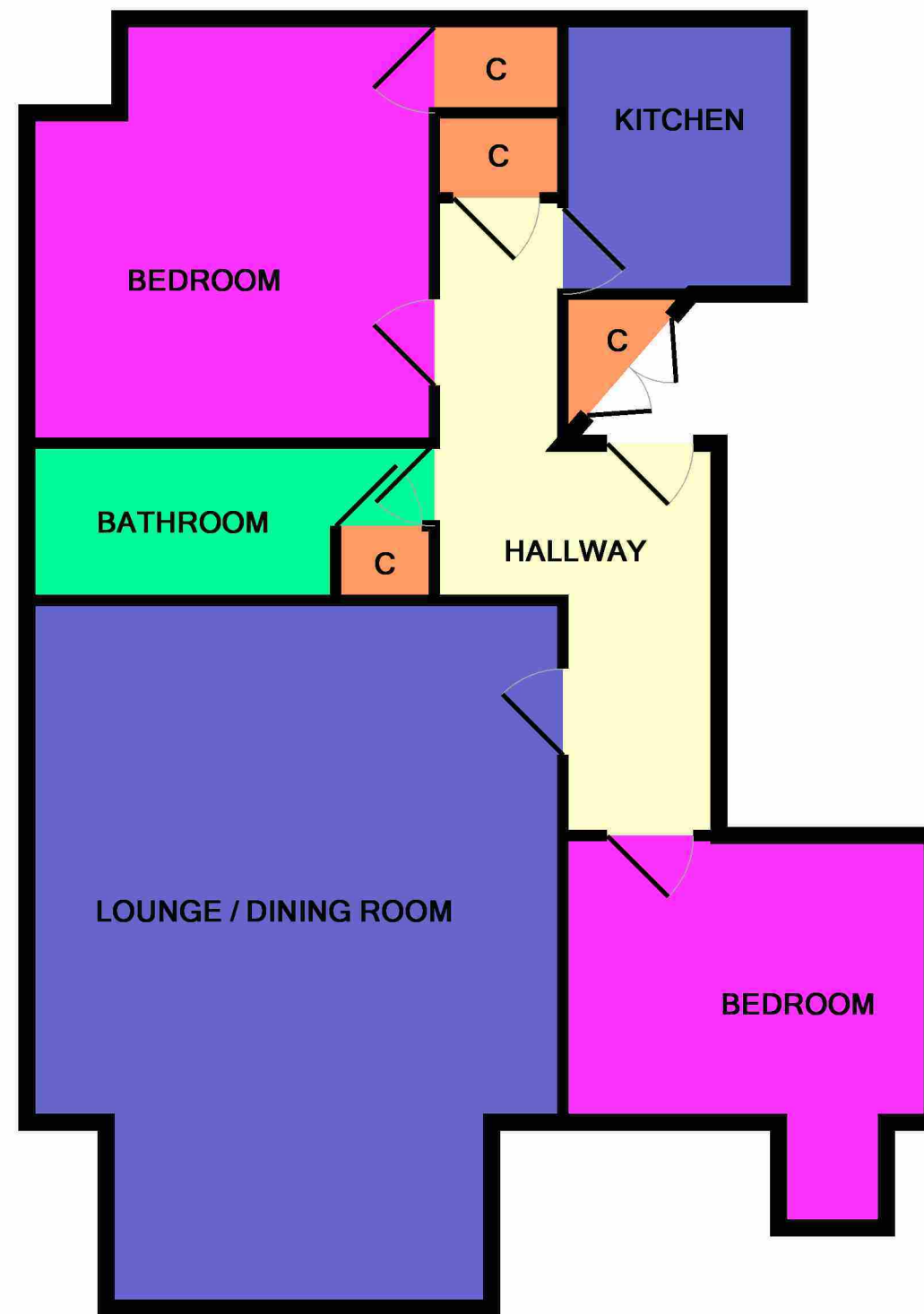
View from Lounge



View from Bedroom

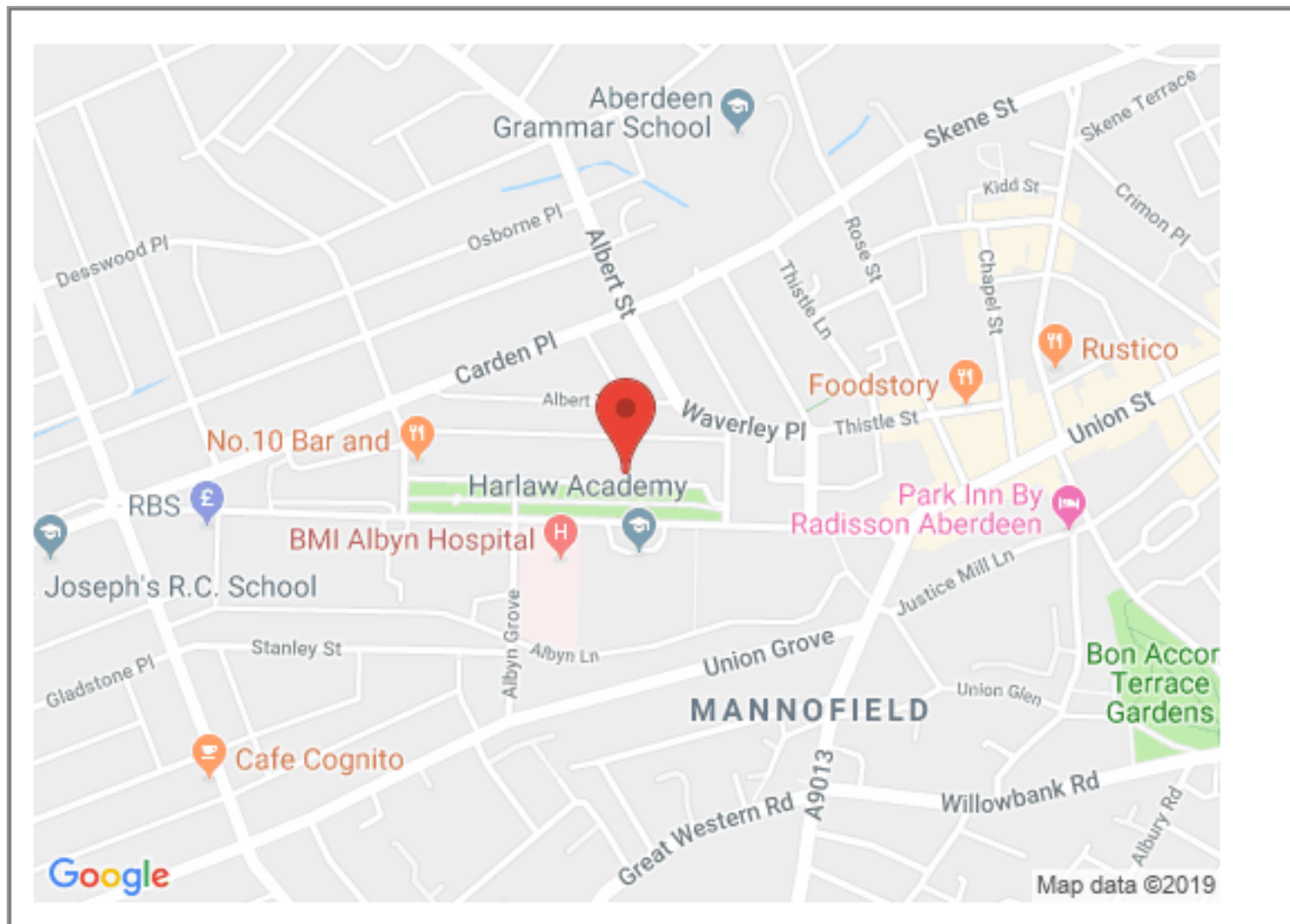


Shared Garden



Floorplan

Property location



Directions

From the west end of Union Street continue along Alford Place and on to Albyn Place; turn first right (opposite Albyn Grove) and right again into Rubislaw Terrace. The property is a short distance along on the left.

Location

Rubislaw Terrace is a row of granite properties situated in the city's prestigious west end. The city centre's Union Street is a short walk giving access to a host of restaurants, shops, clubs and leisure and recreational facilities. The bus and railway stations are easily accessible, with further public transport to most parts of the city available close by.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.