



34 Hutcheon Street | Aberdeen | AB25 3TB

Two Bedroom First Floor Flat with Parking

Offers Over £125,000

We offer for sale this Two Bedroom First Floor flat in a convenient city location with private parking which has been recently refurbished throughout and offers readily available accommodation.

The property comprises of an especially spacious kitchen benefiting from ample space for dining with all necessary white goods such as washing machine, dishwasher and fridge/freezer to be included within the sale price. The property also benefits from a generous lounge with two large windows filling the room with natural light in addition to the double bedroom with fitted storage and single bedroom to the rear along with the modern shower room. The property represents the ideal purchase for a variety of buyers such as a potential buy to let investment or first time buyer.

The property benefits from gas central heating, double glazing and private allocated parking accessed via the rear of the property.

ACCOMMODATION

Lounge
19'9" x 11'10" (5.79m x 3.61m) approx.

Kitchen
11'9" x 11'0" (3.58m x 3.35m) approx.

Double Bedroom
9'7" x 11'11" (2.92m x 3.63m) approx.

Bedroom
10'2" x 8'2" (3.1m x 2.49m) approx.

Shower Room
6'2" x 5'7" (1.88m x 1.7m) approx.

Gas Central Heating

Double Glazing

Private Parking

EPC Band - C



Kitchen



Kitchen Alt View



Lounge



Lounge Alt View



Double Bedroom



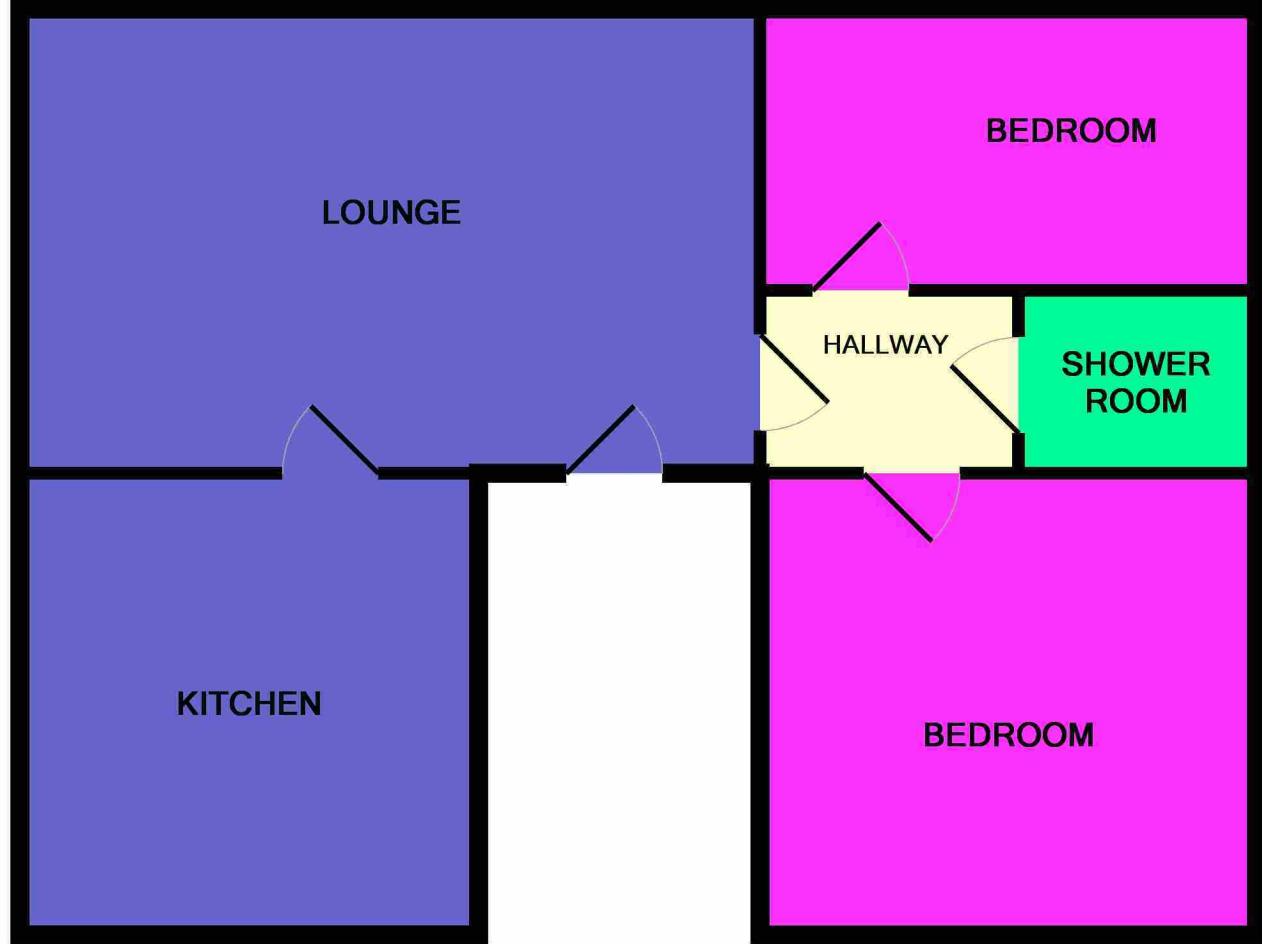
Single Bedroom



Shower Room

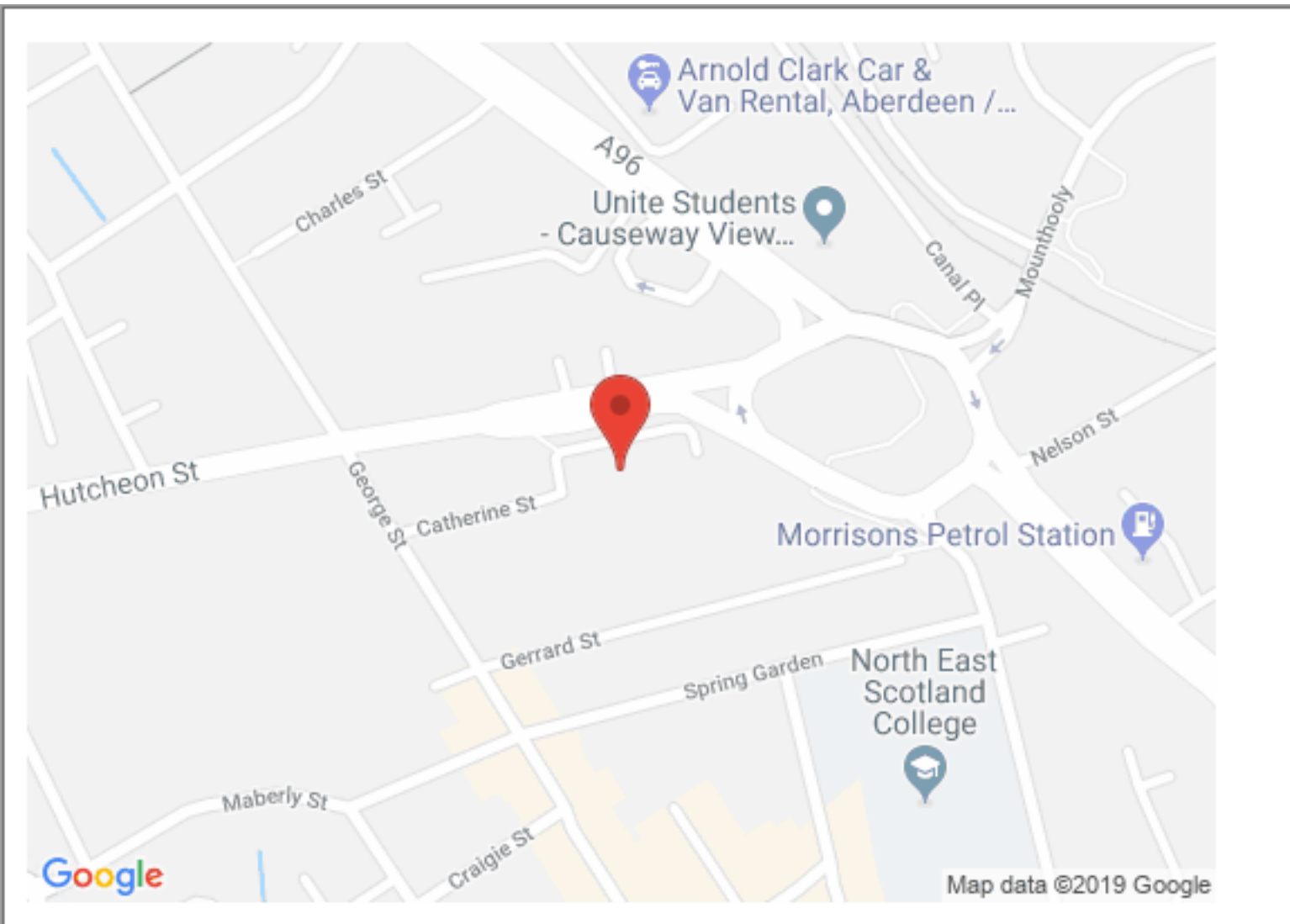


Rear



Floorplan

Property location



Directions: Travelling from the city centre via the rear of the Bon Accord Centre continue through three sets of traffic lights and at the fourth set turn right onto Hutcheon Street. No. 34 is situated to the end on the left hand side.

Location: Hutcheon Street is well positioned for easy access to Aberdeen Royal Hospital complex. It is also ideally placed for Aberdeen University and the city centre with its many recreational and leisure facilities. There is a range of local amenities and within walking distance is the Rosemount area with a further range of shops. Public transport facilities are readily available making many parts of the city easily accessible from this property.

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.