



Flat 1 48 Skene Terrace
Aberdeen, AB10 1RP

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estate agency



Lounge/Kitchen



Lounge



Lounge

Flat 1 48 Skene Terrace Aberdeen, AB10 1RP

Outstanding Two Bedroom Ground Floor Flat in the Heart of the City Centre

- To be sold as seen, with all furniture and fittings included
- Generous lounge/kitchen on open plan with dining space
- Spacious doubled bedroom with triple wardrobe
- Second bedroom with built-in wardrobes with drawers and
- Freshly decorated shower room with corner cubicle
- Exceptional first time purchase for central property



Two beds.



One bathroom.



One public room.

Outstanding Two Bedroom Ground Floor Flat in the Heart of the City Centre

Forming part of a traditional building in the heart of the city, we offer for sale this two bedroom ground floor flat, which offers excellent accommodation presented in good order throughout.

This is an excellent opportunity for a first time buyer or buy-to-let investor as the property is to be sold as seen, with all furniture, light fittings, curtains and blinds to remain as part of the sale.

The attractive vista is instantly engaging, with a striking black and white exterior door and black overhead canopy with pillars providing a unique entrance to the property. Historians will be pleased to know that Sir David Gill, the famous Astronomer Royal, lived in the building from 1846 to 1914.

The home is entered via a security entry system from the communal hall, giving way to an entrance vestibule offering additional privacy, which then leads to the internal hallway from which boasts two cupboards for additional storage.

The spacious lounge is on open plan with the kitchen, which is ideal for modern living. Decorated in neutral tones, the room is awash with natural light from the large window and offers an abundance of space for both lounge furniture and a dining table as desired.

The kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces, incorporating a stainless steel sink and drainer as well as integrated gas hob and electric oven, microwave, fridge/freezer, dishwasher and washer/dryer.



Bedroom One



Internal Hall



Bedroom Two



Shower Room

The first of the two spacious bedrooms is generous in size and enjoys a pleasant outlook over the back of the property.

Decorated in fresh and neutral tones, there is an ample space for a variety of free-standing furniture and boasts a large triple wardrobe which will remain as part of the sale.

The double bed with the wrought iron frame, two bedside tables with charming lamps and vanity mirror with chest of drawers will all remain as part of the sale.

The second of the bedrooms is also well-proportioned with excellent built in storage boasting a large wardrobe complete with drawers and recessed vanity area, nicely presented with laminate flooring and charming wallpaper.

To complete the accommodation is the shower room which is fitted with a two piece suite comprising W.C., wash hand basin set within a stylish vanity unit offering sought after bathroom storage, and and corner shower with sliding glass doors.

This is an outstanding opportunity to purchase a fabulous home in the heart of the city centre with everything in the property included in the sale, making this property truly move-in ready.

Accommodation and plans

Living Room/Kitchen	18'1" x 14'0"	5.51m x 4.27m
Bedroom One	14'3" x 7'11"	4.34m x 2.41m
Bedroom Two	10'3" x 8'10"	3.12m x 2.69m
Bathroom	6'11" x 5'10"	2.11m x 1.78m

Flat 1, 48 Skene Terrace



Directions

From the middle of Union Street, exit onto Union Terrace and continue to the end. Exit sharp left into Skene Terrace, where number 48 is a little way along on the right hand side.

Location

Skene Terrace is located in a quiet street in the heart of the city centre, with the Central Library, His Majesty's Theatre and shops all within walking distance. Public transport is readily available to all parts of Aberdeen, with the train and bus stations also within walking distance. The zoned secondary school, Aberdeen Grammar is situated nearby and there is also easy access to both University campuses, Aberdeen and Robert Gordon's. Aberdeen College is also within easy walking distance.

Arrange a viewing

Viewing 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.