



16M Ashgrove Road | Aberdeen | AB25 3AD

Three Bedroom Second Floor Flat

Offers Over £189,000

Enjoying a convenient city location, we are delighted to offer for sale this three bedroom executive apartment. The property forms part of a modern, purpose-built development and offers spacious accommodation throughout.

The clean and tidy communal hall and staircase ascends to the second floor where the property is located. The internal hall gives way to all accommodation, with the generous living space situated to the far end, offering ample space for a range of both living and dining furniture, as well as boasting a large walk-in storage cupboard.

From here, access is given to the kitchen which has been fitted with a range of wall, base and drawer units overlaid with contrasting work surfaces. A range of integrated appliances include a fridge/freezer, electric hob and oven, as well as a free-standing washing machine.

The master bedroom is beautifully bright having floor-to-ceiling windows with a Juliet balcony. This room benefits from a built-in double wardrobe with mirrored sliding doors and is further enhanced by an en suite shower room. The two further double bedrooms are also generously proportioned and benefit from built-in wardrobes as well as ample space for free-standing furniture.

The home is completed by the bathroom which is fitted with a three piece white suite, complete with mains shower over the bath, finished with tiling to the walls and floor.

A convenient allocated parking space is found within the shared car park which also boasts several visitor spaces. The property also has access to the Rooftop Garden and holds an HMO Licence.

Lounge  
16'2" x 15'3" (4.93m x 4.65m) approx.  
Kitchen  
11'3" x 6'6" (3.43m x 1.98m) approx.  
Master Bedroom  
13'8" x 12'3" (4.17m x 3.73m) approx.  
En Suite  
7'7" x 4'8" (2.31m x 1.42m) approx.  
Bedroom  
17'1" x 9'0" (5.21m x 2.74m) approx.  
Bedroom  
12'0" x 11'1" (3.66m x 3.38m) approx.  
Bathroom  
7'6" x 6'5" (2.29m x 1.96m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



**Lounge / Dining Room**



**Lounge / Dining Room**



**Kitchen**



**Kitchen**



**Master Bedroom**



**Master Bedroom**





**Bedroom 2**



**Bedroom 2**



**Bedroom 3**



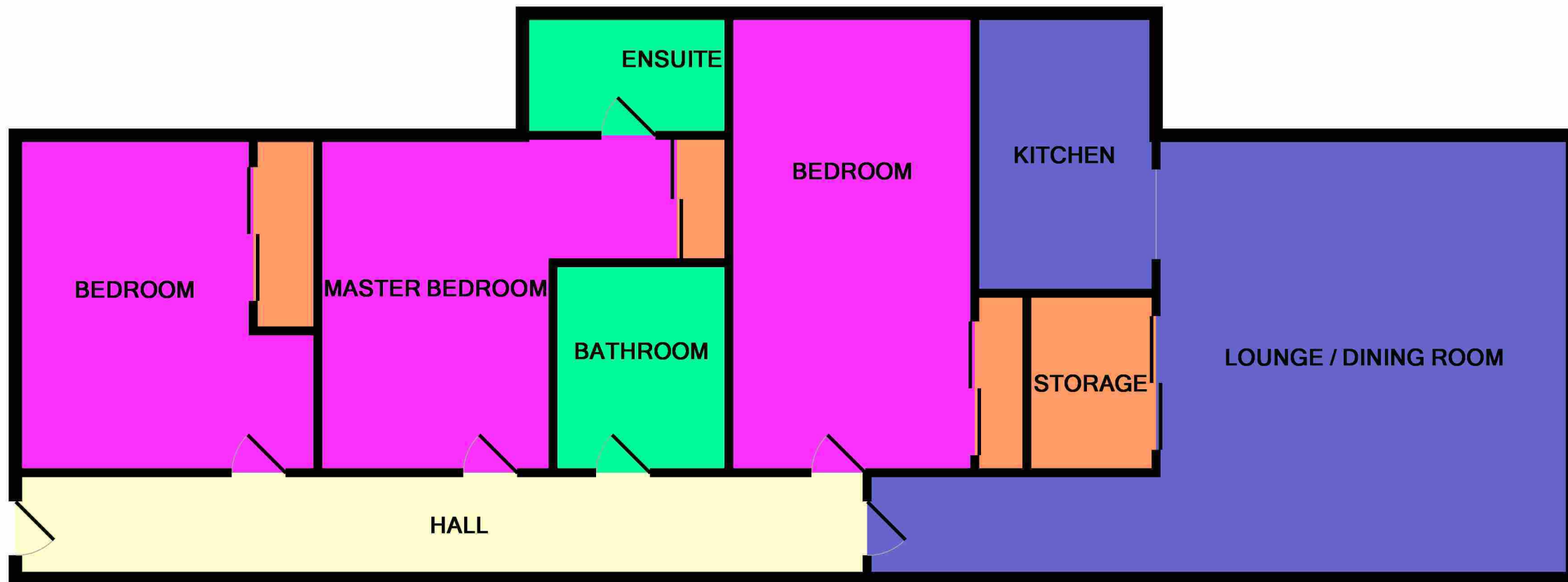
**Bathroom**



**External**

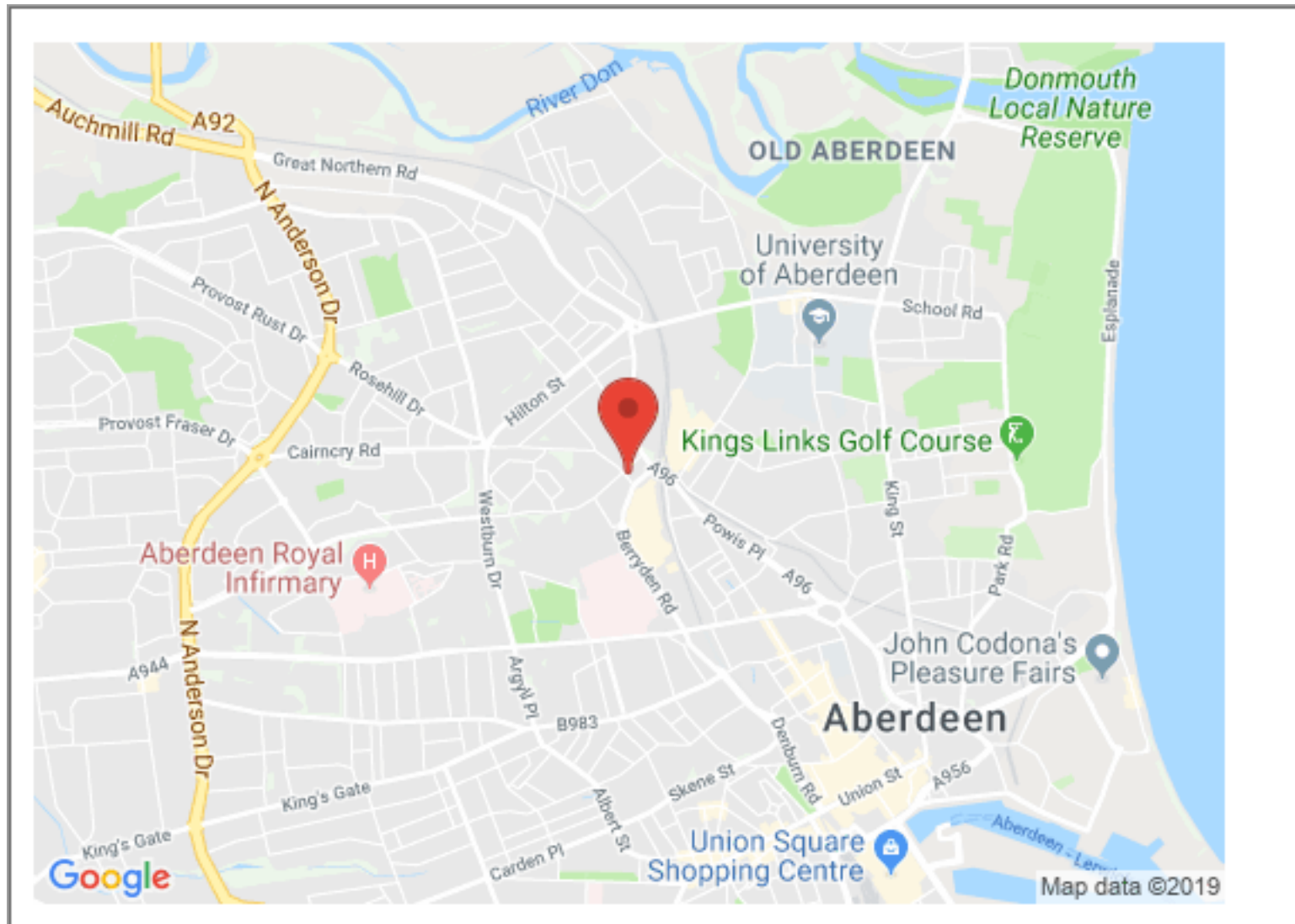


**Car Park**



Floorplan

### Property location



### Directions:

From the west end of Union Street turn into Rose Street and continue onto Esslemont Avenue, at the traffic lights turn left and immediate right into Watson Street. Turn right at the left at the traffic lights into Westburn Road and right again into Westburn Drive. At the next traffic lights take a right turn into Ashgrove Road and the development is along this road, over the cross roads to the right.

### Location:

Ashgrove Road is situated in an area well served by public transport and offers easy access to most parts of Aberdeen, particularly its Universities, ARI complex and various arterial routes. The location is also well served by local shops, and is within easy walking distance of the city centre with its many sporting and recreational attractions.

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