



44 Claremont Grove | Aberdeen | AB10 6RF

Spacious Two Bedroom First Floor Flat with Parking

Fixed Price £145,000

We offer for sale this spacious city centre first floor flat with the rare advantage of private parking in the resident's car park.

Priced below valuation, this property offers considerable future potential and is therefore an ideal purchase for enthusiasts wishing to undertake a refurbishment project.

The property opens to an internal hallway and separate corridor where there is a very generous storage cupboard.

Meanwhile the lounge overlooks the front of the property and is set to open plan with the adjoining kitchen and dining area. This large open space could be reconfigured to suit the purchaser.

The kitchen is fitted with a selection of cabinets and worktops and would benefit from an upgrade and refurbishment.

The master bedroom is fitted with ample storage and an adjoining shower room with wash basin and shower enclosure. Additionally there is a further well-proportioned double bedroom with fitted storage cupboards.

To complete with property there is a main bathroom with bath, washbasin and wc.

Viewing is highly recommended to appreciate the generous proportions and excellent potential of this property.

Lounge

15'6" x 14'5" (4.73m x 4.4m) approx.

Kitchen/Dining Area

12'9" x 9'3" (3.89m x 2.82m) approx.

Double Bedroom

12'9" x 8'2" (3.89m x 2.49m) approx.

Shower Room

7'8" x 4'8" (2.34m x 1.42m) approx.

Double Bedroom

15'2" x 9'2" (4.62m x 2.79m) approx.

Bathroom

5'6" x 5'7" (1.68m x 1.7m) approx.

Gas Central Heating

Double Glazing

Allocated Parking

Security Entry System

EPC Band C



Lounge - Virtual Furnishing



Dining Area



Kitchen



Double Bedroom - Virtual Furnishing



Shower Room



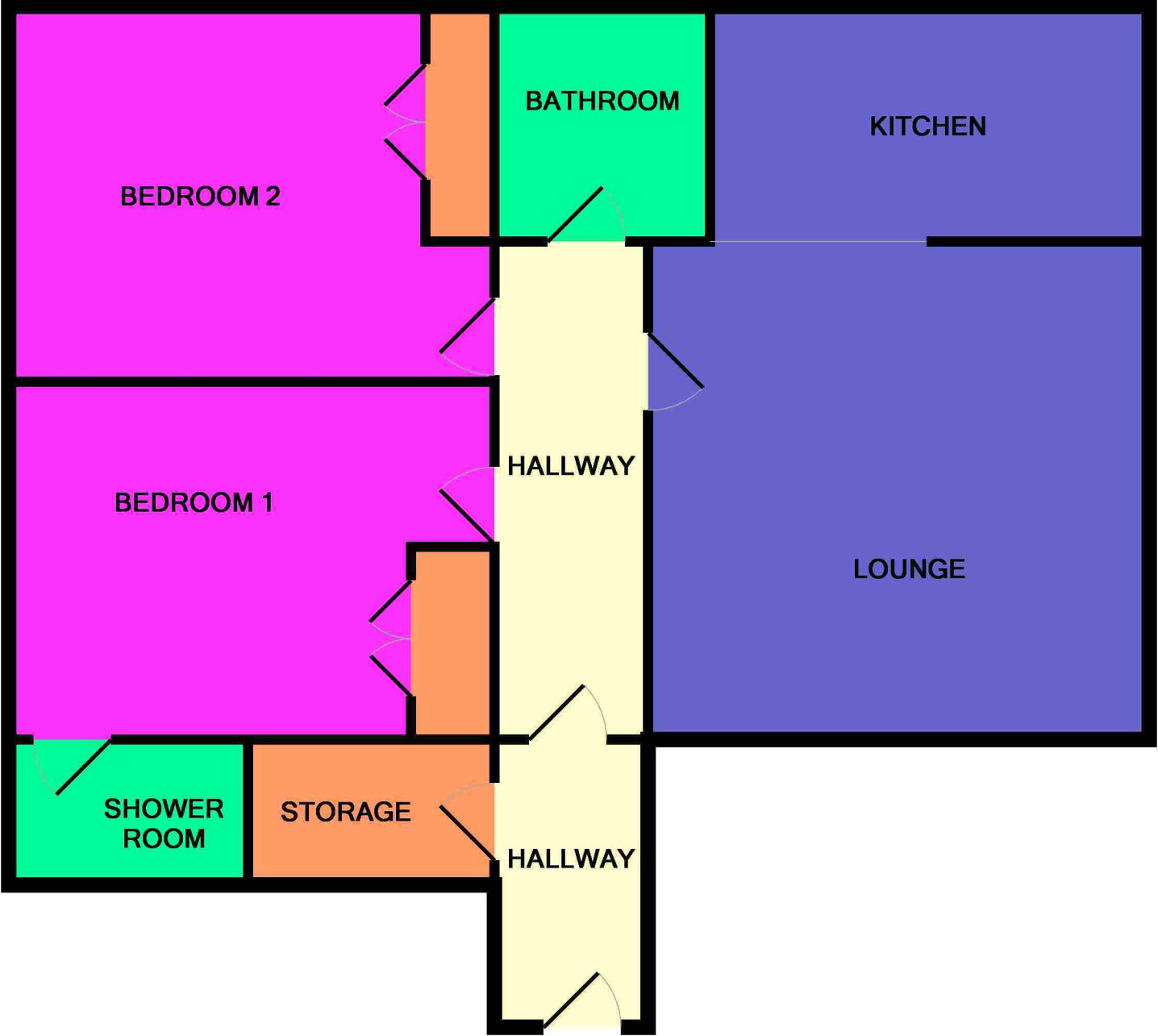
Double Bedroom



Bathroom

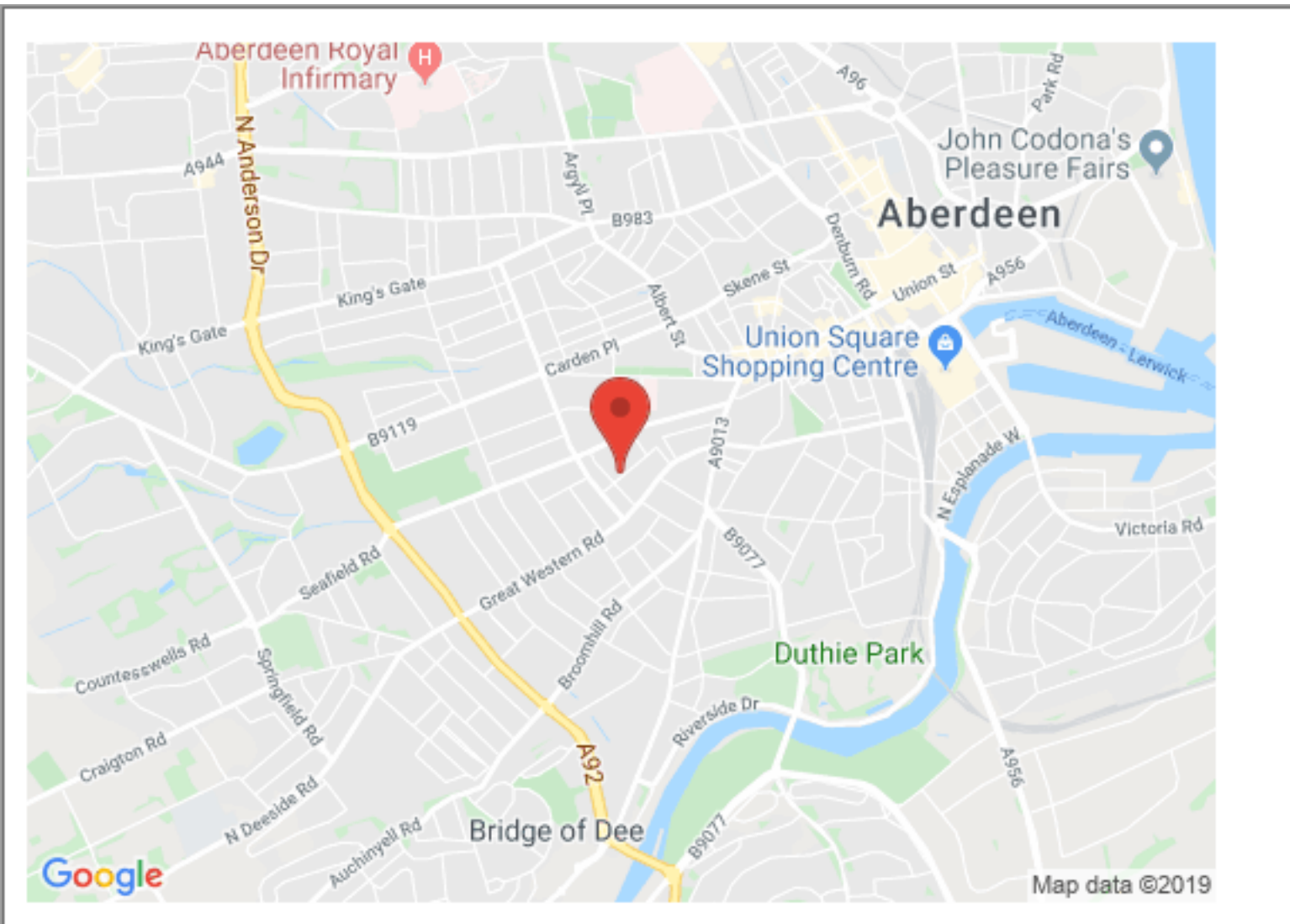


Parking



Floorplan

Property location



Directions:

Travelling from Union Street continue onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue along Great Western Road and take the second opening on the right hand side onto Claremont Street, continue along and Claremont Grove development is situated on the right hand side.

Location:

Claremont Grove is situated to the west end of Aberdeen's city centre, a small well maintained development comprising houses and flatted properties. The area has good public transport facilities allowing easy access to many parts of Aberdeen and there is a range of local amenities. It is also within walking distance of Aberdeen city centre where there is a further range of shopping, recreational and leisure facilities available.

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.