



15H Summerfield Terrace
Aberdeen, AB24 5JB

ledingham
chalmers
estate agency



Hallway



Lounge



Kitchen

15H Summerfield Terrace Aberdeen, AB24 5JB

Centrally located top floor two bedroom flat

- Forming part of a traditional tenement
- Well proportioned rooms throughout
- Bedroom one benefits from large built-in wardrobes
- Modern bathroom with shower over the bath
- Well maintained shared garden to the rear



Two beds.



One bathroom.



One public room.

Centrally located top floor two bedroom flat

We are delighted to offer for sale this well proportioned top floor flat, with two good sized bedrooms and separate kitchen and lounge, situated in a city centre location with amenities and Aberdeen University within walking distance.

Upon entering the property you are greeted by a welcoming hallway which provides access to all of the property's accommodation.

The lounge is located to the front of the property and is a great size to allow for multiple items of furniture, including enough space for a dining area.

The sloping ceiling and rounded window adds an element of charm to the room.

The kitchen is located to the rear of the property and is fitted with a range of base and wall units to provide storage and worktop space.

Multiple appliances are already in place and are included in the sale.

Three large windows flood the room with light and provide lovely views over the shared garden and beyond.

The room is also large enough to hold a dining table and chairs.



Bedroom one



Bedroom two



Bathroom

Both double bedrooms are a great size, with bedroom one benefiting further from two sizeable built-in wardrobes.

The accommodation is completed by a centrally located modern bathroom, fitted with white three piece suite including a shower over the bath and aqua panelling.

There is a shared storage cupboard on the half landing and a well-maintained, shared garden to rear.

Public parking area available at rear as well as on-street parking, subject to obtaining residents permit from Aberdeen City Council.

The property is sold with all fixed floor coverings, light fittings, blinds/curtains and kitchen appliances included.

The items of furniture may be available by separate negotiation.

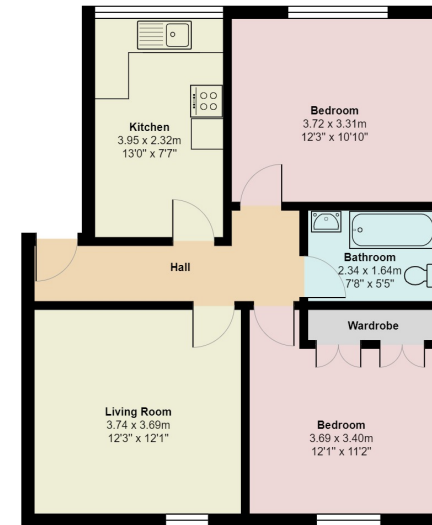


Shared rear garden

Accommodation and plans

Lounge	12'3" x 12'1"	3.73m x 3.68m
Kitchen	13'0" x 7'7"	3.96m x 2.31m
Bedroom One	12'1" x 11'2"	3.68m x 3.4m
Bedroom Two	12'3" x 10'10"	3.73m x 3.3m
Bathroom	7'8" x 5'5"	2.34m x 1.65m

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Directions

From the East end of Union Street turn left onto King Street. Turn right at the traffic lights onto East North Street. At the roundabout take the first exit onto Park Street. Turn left into Summerfield Terrace and number 15H is indicated by our 'For Sale' sign.

Location

The property enjoys a central location, situated just off King Street, and only a short walk from the City Centre. The area is well served by local shops serving everyday needs with a Morrisons supermarket close by, and also the beach esplanade with its superstores, supermarkets and many attractions. Aberdeen University and Aberdeen College are also within walking distance. Public transport links provides quick and easy access to most parts of the city.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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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.