



19 Albert Den
Aberdeen, AB25 1SY

ledingham
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estate agency

SV63 FVH



Lounge



Kitchen



Dining area

19 Albert Den Aberdeen, AB25 1SY

Stunning two bedroom ground floor flat in the city's west end with exclusive garden patio

- Generously proportioned two bedroom ground floor flat
- Patio doors open out to a private South facing garden
- Neutral decor and flooring through out
- Ample storage and fitted wardrobes in both bedrooms
- Close to all local amenities and exclusive parking
- Gas central heating and double glazing



Two beds.



Two bathrooms.



One public room.

Stunning two bedroom ground floor flat in the city's west end with exclusive garden patio

This two bedroom flat forms part of a modern apartment complex situated on the edge of the city's west end, in a quiet enclave of homes which borders the Den Burn. As a consequence of its favoured ground floor location, the property has the advantage of its own exclusive private patio garden providing that much desired inside/outside feel.

There is the benefit of gas central heating, double glazing and a security entry system, the common areas are maintained by a factoring service, and the property has a designated parking space.

The layout includes a spacious hallway giving access to most accommodation and features a most handy storage cupboard. The L shaped lounge is bright and welcoming with ample space for a range of free standing furniture as desired. Set on open plan with the dining area, viewers will be undoubtedly impressed with the inclusion of patio doors from which the lounge opens up to the south facing lawned private garden. The dining area is a lovely entertaining space with space for table and chairs.

The kitchen has been fitted with a wide range of white gloss wall and base units incorporating roll front work surfaces with matching splash backs. The integrated hob with extractor hood, oven/grill and washing machine will be included in the sale, along with the free standing fridge/freezer and dishwasher. The recently fitted central heating boiler is concealed within a wall unit. Laminate wood flooring.



Master bedroom



En-suite



There are two double bedrooms, both with fitted wardrobes, the master which is a well presented light room features an en-suite shower room.

The accommodation is completed by a bathroom with shower. On the outside the property benefits from an exclusive parking space.

Please note that all furniture will be included in the sale.

Bedroom two

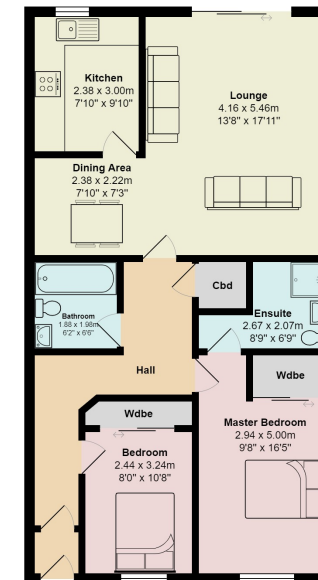


Garden

Accommodation and plans

Lounge	13'8" x 17'11"	4.17m x 5.46m
Dining area	7'10" x 7'3"	2.39m x 2.21m
Kitchen	9'10" x 7'10"	3m x 2.39m
Master bedroom	16'5" x 9'8"	5.01m x 2.95m
En-suite	8'9" x 6'9"	2.67m x 2.06m
Bedroom two	10'8" x 8'0"	3.25m x 2.44m
Bathroom	6'2" x 6'6"	1.88m x 1.98m

19 ALBERT DEN



Directions

Albert Den is approached by leaving the west end of Union Street onto Alford Place, turning right into Rubislaw Place. Turn left at the junction onto Albert Street, cross at the traffic lights at Carden Place and turn right into Albert Lane. Veer left into the Den and number 19 is located in the block at the far end on the right hand side.

Location

Albert Den is located off Carden Place near the City's fashionable west end and provides easy access to the City Centre. Within walking distance of excellent primary and secondary schools including the prestigious Aberdeen Grammar. The business locations and offices in and around the city and their suburbs are easily reached and there is easy access to the main public transport links out of the City. Easy access to the excellent range of recreational facilities, amenities and attractions the City has to offer.

Arrange a viewing

Viewing By appointment telephone 07947272522 or 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.