



45D Skene Terrace
Aberdeen, AB10 1RN

ledingham
chalmers
estate agency



Lounge



Kitchen

**45D Skene Terrace
Aberdeen, AB10 1RN**

Two Bedroom Top Floor Flat

- Spacious apartment
- Beautiful original features
- Dining kitchen
- Exclusive cellar for storage
- Gas central heating
- Shared communal garden



Two beds.



One bathroom.



Two Bedroom Top Floor Flat

Situated within a superb Granite building in Aberdeen's city centre, we are delighted to present for sale this spacious TWO BEDROOM TOP FLOOR APARTMENT. Occupying the whole of the top floor the property features, gas central heating, double glazing, security door entrance system exclusive ground floor cellar for storage and access to a shared communal garden. Sole access to a spacious, full-height loft, partially boarded to provide ample storage space.

The tenement building has beautiful original features with stained glass window on the landing curved banister and the current owners utilised a spacious landing cupboard for utility purposes. The bright and airy hallway gives access to all accommodation and has a large airing cupboard. The extremely spacious dining kitchen features a large range of wall and base mounted units with integrated Neff cooker, gas hob and Dishwasher, and ample space for a kitchen table if desired. The lounge has ample space for a variety of free standing furniture with a centre ornate fireplace as its main feature. The bathroom has been fitted with a white three piece bathroom suite and a spate shower cubicle.



Bedroom



Garden

Accommodation and plans

Lounge	12'8" x 15'03"	3.86m x 4.65m
Kitchen	12'8" x 14'06"	3.86m x 4.42m
Bedroom	12'7" x 15'3"	3.84m x 4.65m
Bedroom	12'7" x 14'6"	3.84m x 4.42m



Whilst the floor plan has been prepared with every reasonable care and are believed to be accurate, they are for illustration purposes only and just as a guide to the layout of the property, no liability for any errors or omissions thereof will be accepted.

Directions

From the middle of Union Street exit onto Union Terrace and continue to the end. Exit sharp left into Skene Terrace, Number 45d is a little way along on the left hand side.

Location

Skene Terrace is located in a quiet street in the heart of the city centre a short walk the Central Library and shops are 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.

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.