



**107 Clifton Road**  
Aberdeen, Ab24 4RL

**ledingham  
chalmers**  
estate agency



lounge



Dining room

**107 Clifton Road  
Aberdeen, Ab24 4RL**

**Well presented two bedroom, ground floor self contained apartment in traditional style property.**

- Ideally located self contained two bedroom flat
- Perfect opportunity for first time buy or buy to let investment
- Beautiful features
- Exclusive garden to the rear
- Spacious rooms with generous storage
- Conveniently positioned for easy access to all parts of the city



**Two beds.**



**One bathroom.**



**Two public rooms.**

**Well presented two bedroom, ground floor self contained apartment in traditional style property.**

Located within a peaceful area of the city centre, this self contained, bright and spacious, two bedroom ground floor flat is offered for sale with immediate entry. With it's lofty ceilings and decorative cornicing, the flat offers good sized living accommodation with two public rooms, two sizeable bedrooms and the modern comforts of gas central heating and double glazing. Decorated in fresh and neutral colours with accent shades and flooring, a mix of original flooring, carpeting and vinyl, this is an ideal opportunity for a first time buy or a buy to let investment. Upon entering the hardwood front door, we are met by a light hallway from which we are led to the lounge, both bedrooms, bathroom and dining room. The lounge is an impressive, well-proportioned room with feature fireplace and a large bay window to the front, flooding the room with natural light. The original wooden flooring and door completes the look. Two double bedrooms both have good proportions. One has a window to the side of the property and has ample storage with triple fitted wardrobes and space for additional free-standing furniture. The further bedroom is generously proportioned with a large picture window to the front of the property and again, ample storage space in a double fitted wardrobe and room for further free standing furniture.



Kitchen



Rear garden

## Accommodation and plans

Lounge	16'8" x 13'4"	5.08m x 4.07m
Dining room	13'2" x 9'10"	4.01m x 3m
Kitchen	11'1" x 6'3"	3.38m x 1.91m
Bedroom	14'5" x 10'2"	4.4m x 3.1m
Bedroom	14'3" x 10'7"	4.34m x 3.23m
Bathroom	6'8" x 6'4"	2.03m x 1.93m

## Directions

Heading north on Westburn Drive, at the Five Roads roundabout take the 4th exit into Hilton Street and at the next set of traffic lights turn right into Clifton Road. Number 107 lies directly on the right.

## Location

Clifton Road is situated in an area well served by local shops and public transport facilities and is extremely convenient for Aberdeen Royal Infirmary and for the Aberdeen University Campus at Old Aberdeen. The location is also extremely convenient for the Airport and the oil related offices at Bridge of Don and Dyce and with the Aberdeen Ring Road being located nearby most parts of the City are readily accessible.

## Arrange a viewing

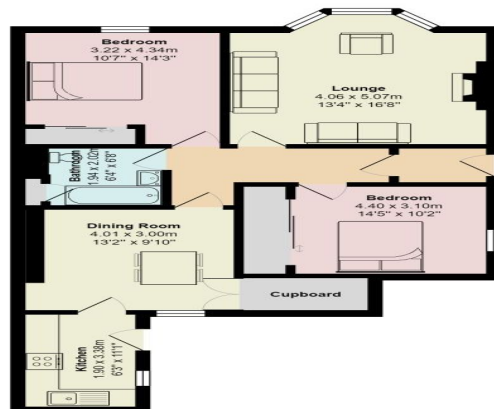
Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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107 Clifton Road



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.