



34 Church Street | Aberdeen | AB24 4DQ

Two Bedroom Ground Floor Self Contained Flat

Offers Over £80,000

Situated within an established residential area, we offer for sale this two bedroom ground floor self contained flat which forms part of traditional granite building.

The property would benefit from modernisation throughout, although the well proportioned accommodation does have excellent potential.

The property is entered into the hallway, giving way to the rear facing lounge with a central fireplace and built in cupboard providing useful storage space. From here, access is giving to the kitchen which is fitted with basic units and free-standing white goods. Clever redesign of the kitchen would allow for ample dining space and the rear facing window provides a pleasant outlook.

To the front of the home, the double bedroom is generously proportioned with a large window allowing excellent natural light and a built in cupboard offering storage space.

Accessed from both the kitchen and the first bedroom, a versatile additional room boasts a large built in cupboard and could be utilised as a second bedroom, dining room or utility room depending on the purchasers requirements.

Completing the home, the bathroom is fitted with a three piece suite comprising W.C., wash hand basin and bath with electric shower over.

Outside, the property benefits from exclusive gardens to both the front and the rear.

ACCOMMODATION

- Lounge
14'0" x 9'5" (4.27m x 2.87m) approx.
- Kitchen
16'0" x 6'7" (4.88m x 2.01m) approx.
- Bedroom
11'4" x 9'7" (3.46m x 2.92m) approx.
- Bedroom
9'7" x 6'7" (2.92m x 2.01m) approx.
- Bathroom
6'6" x 5'8" (1.98m x 1.73m) approx.

Gas Central Heating

Double Glazing

EPC Band - D



Lounge



Kitchen



Kitchen



Bedroom 1



Bedroom 2



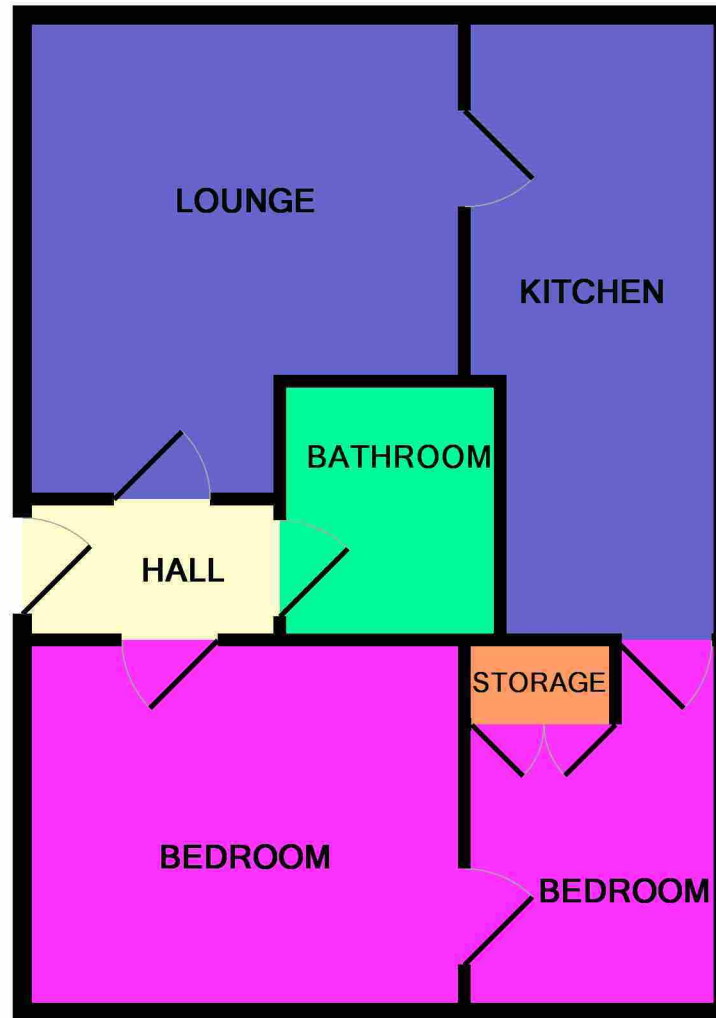
Bedroom 2



Bathroom



Shared Drying Green



Floorplan

Property location



Directions

From the city centre, proceed along George Street, continue on to Powis Place, then Powis Terrace and on to Great Northern Road. Take the second exit off the roundabout at St Machar Drive continuing along Great Northern Road, turn left on to Queen Street then left on to Church Street.

Location

Woodside is an established residential area which lies to the north of Aberdeen city centre. The area is well served by local amenities, shops, schools, a regular bus service and easy access to the business locations at Dyce and Bridge of Don. The Aberdeen University Campus at Old Aberdeen and the Foresterhill Health Campus are easily accessible.

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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 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.