



**Top Floor Left 24 Allan Street**  
Aberdeen, AB10 6HD

**ledingham  
chalmers**  
estate agency



Lounge

**Top Floor Left 24 Allan Street  
Aberdeen, AB10 6HD**

**Immaculately presented one bedroom flat**

- Situated on the top floor
- Located within a sought after residential area
- Beautifully presented throughout
- Access to a shared rear garden
- Sold with all furniture items included in the sale



Kitchen



**One bed.**



**One bathroom.**



**One public room.**

## Immaculately presented one bedroom flat

We are delighted to offer for sale this top floor one bedroom flat which is beautiful presented throughout. Benefiting from the modern comforts such as double glazing, along with being sold with all of the furniture, this property is ideal for first time buyers & buy to let investors alike.

Upon entering the property you are greeted by the internal hallway which provides access to most of the property's accommodation.

The bright and airy lounge is located to the front of the property and benefits from a large window which floods the room with light. The room is large enough for multiple pieces of lounge furniture along with a dining table and chairs, creating a multifunctional entertaining space.

The kitchen is accessed off of the lounge, via an archway which perfect adjoins the two spaces. The kitchen itself is fitted with ample wall and base units which provide a great level of storage and work top space. All integrated appliances are included in the sale. A lovely window above the sink provides a nice view to the front of the property and beyond.

The bedroom is peacefully located to the rear of the property and like the lounge benefits from a large window. The window not only makes the room feel airy and spacious but also gives views over the shared rear garden. A sizeable storage cupboard is accessed via the bedroom which gives great additional storage space.

The accommodation is completed by a modern bathroom, fitted with a three piece suite including a shower over the bath.

Externally the property benefits from access to a shared rear garden which features a large area of grass and drying area.

The property to be sold fully furnished, including washing machine, fridge, sofa, table and chairs, TV unit, bed, wardrobe, chest of drawers and two bedside tables.



Bedroom

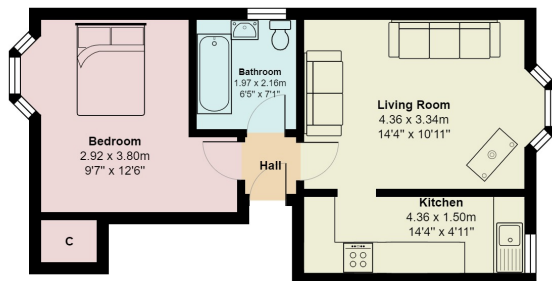


Bathroom

## Accommodation and plans

Living room	14'4" x 10'11"	4.37m x 3.33m
Kitchen	14'4" x 4'11"	4.37m x 1.5m
Bedroom	9'7" x 12'6"	2.92m x 3.81m
Bathroom	6'5" x 7'1"	1.96m x 2.16m

TFL 24 Allan Street



## Directions

At the West End of Union Street join Holburn Street, proceed along for a short distance and at the first roundabout continue straight ahead. At the second roundabout veer to the right onto Broomhill Road. Allan Street is located a short distance along on the right hand side.

## Location

Allan Street is located within walking distance of the west end of Union Street and all the amenities of the city centre including an excellent range of shops, bars, restaurants and recreational facilities. Easy access available to all parts of the city and excellent public transport facilities are available close by.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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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.