



108 Brighton Place | Aberdeen | AB10 6SU

Two Bedroom Ground Floor Self Contained Flat

Offers Over £245,000

Enjoying a desirable location to the West End of Aberdeen, we offer for sale this spacious two bedroom ground floor flat. The property has been modernised and upgraded by the current owner to the highest of standards and boasts quality fixtures and fittings throughout, with fresh contemporary decor.

A spacious lounge lies to the front of the home with a large window allowing excellent natural light and a feature wall creating a focal point of the room. The dining kitchen is fitted with a range of modern white wall, base and drawer units overlaid with oak effect work surfaces and benefiting from integrated appliances including a gas hob and electric oven. Ample space is available for everyday dining and entertaining alike, with a pleasant outlook across the rear garden. Adjacent to the kitchen is the useful utility room which features matching wall and base units with space and plumbing for laundry appliances.

The first of the double bedrooms is particularly generous, boasting a quiet rear facing aspect and ample space for a wide range of free-standing furniture. The second bedroom is also a well proportioned double and is situated to the front of the home.

The home is completed by the well appointed bathroom which has been fitted with a contemporary suite comprising W.C., wash hand basin fitted into vanity unit, bath and large shower compartment complete with mains shower. This room is finished with tiled areas and luxurious underfloor heating.

Outside, the rear garden is laid extensively with lawn, offering an ideal space to enjoy the summer months. An exclusive cellar provides useful outdoor storage space.

ACCOMMODATION

- Lounge
15'5" x 14'2" (4.7m x 4.32m) approx.
- Dining Kitchen
13'2" x 11'9" (4.01m x 3.58m) approx.
- Utility Room
7'5" x 6'9" (2.26m x 2.06m) approx.
- Bedroom
15'2" x 13'3" (4.62m x 4.04m) approx.
- Bedroom
14'3" x 7'6" (4.34m x 2.29m) approx.
- Bathroom
11'0" x 7'3" (3.35m x 2.21m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band C



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Utility Room



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



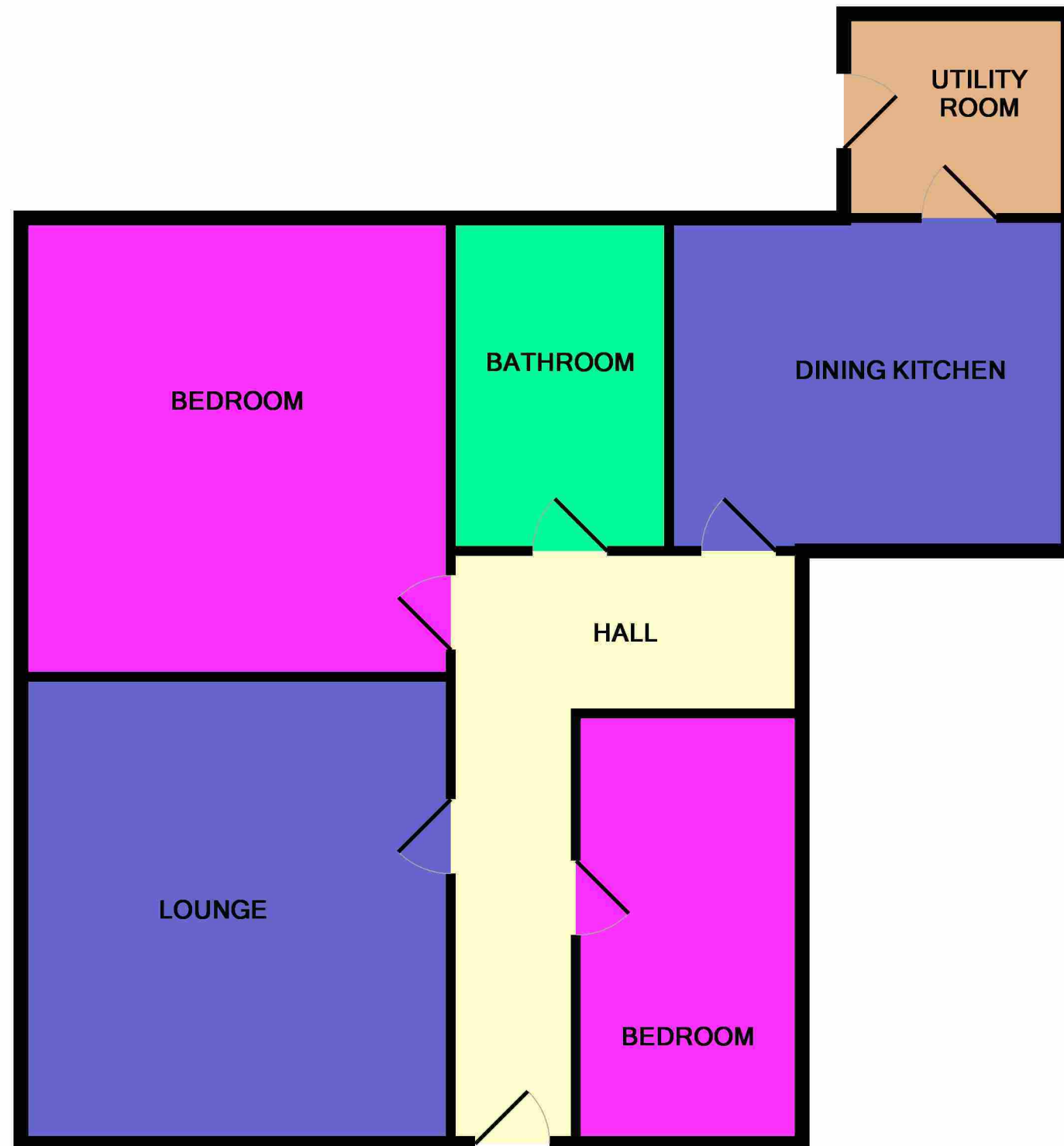
Bathroom



Garden



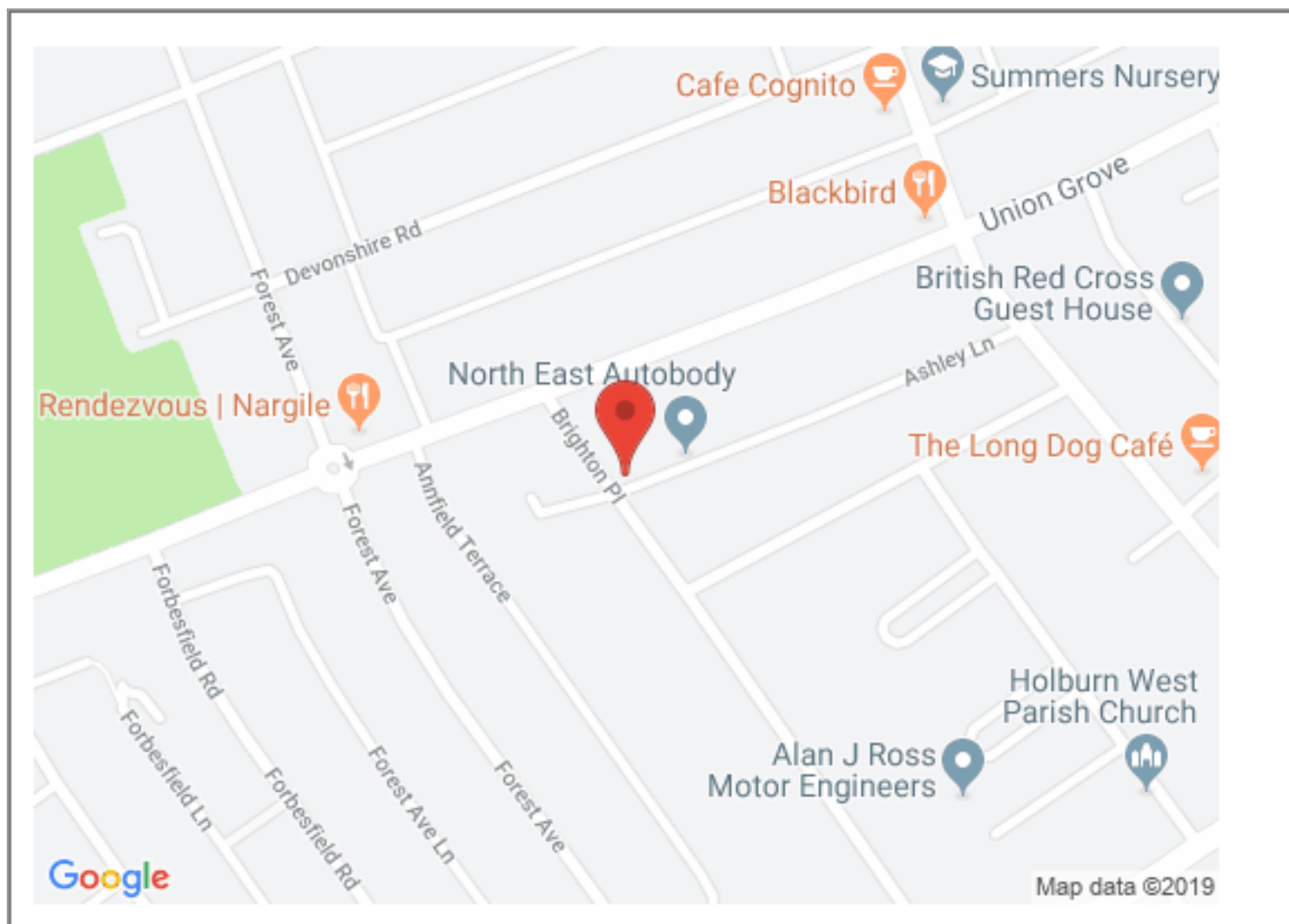
Front Garden



Floorplan

Viewing By Appointment Telephone 07710 408153 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions

From the West End of Union Street, continue onto Holburn Street and turn right at the traffic lights onto Great Western Road. Continue through the next two sets of traffic lights and take the second right onto Brighton Place. The property is located along on the right hand side.

Location

Brighton Place is situated in the city's west end and is within easy walking distance of the city centre, with several bus routes which pass close by allowing onward transport to all parts of the city and suburbs. There are a number of local amenities in the vicinity as well as local shops for everyday needs and a range of independent retail outlets.

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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.