



30A Spital

Aberdeen, AB24 3HY

ledingham
chalmers
estate agency



Kitchen/ lounge



Sitting room



Hallway

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Super five bedroom/ two public room double upper apartment

- Perfect buy to let investment
- Five/six bedrooms spanning over 2 levels
- Generous room dimensions and all HMO compliant
- Fresh ready to move in decor and flooring
- Walking distance to all local amenities and Aberdeen
- Electric wet central heating and double glazing



Five beds.



Two bathrooms.



Two public rooms.

Super five bedroom/ two public room double upper apartment

An exciting opportunity has arisen to purchase a most sizeable and well presented five bedroom double upper apartment, which is within close proximity of the historic Old Aberdeen and Aberdeen University's King's College. The city centre and the Gallowgate College are also within minutes walking distance from the property.

The property has undergone a programme of modernisation in recent months and finished with fresh decor, new flooring and is in walk in condition. This flat would make the ideal buy to let purchase and has been successfully leased out previously and is HMO compliant. It would also suite anyone looking for a spacious apartment with versatile accommodation.

Upon entering the property you are greeted by a generous hallway, with the stair case to the upper level.

The expansive dining room and lounge is set on open plan to the kitchen and has double dual windows enhancing the light and airy atmosphere. There is ample space for a variety of free standing furniture. The kitchen is fitted with a range of base and wall units to provide a good level of storage and work top space. Appliances include a washing machine/dryer, hob, oven and fridge freezer which are all included as part of the sale. The breakfast bar provides space for informal dining. Boiler cupboard.



Bedroom



Bedroom



The two rooms on this level make ideal bedrooms or can be utilised as a work from home office or a second sitting room. Both have been equally well presented in modern tones and fresh carpeting. The shower room is handily placed with separate shower enclosure, WC and sink.

On the upper level there are four double bedrooms, all with airy and light decor, fresh carpeting and ample space for furniture. The shower room completes the accommodation.

Bedroom

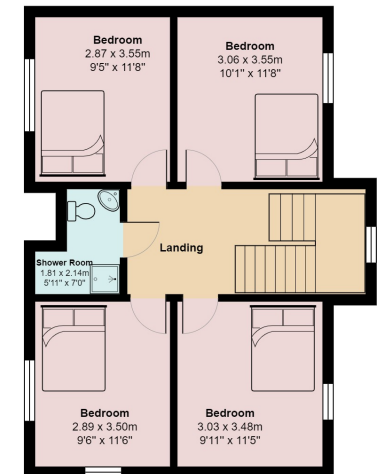
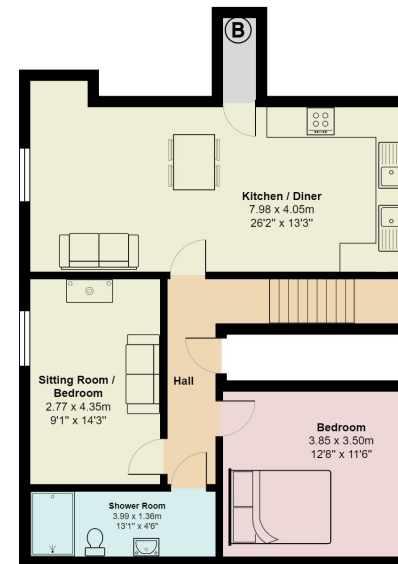


Shower room

Accommodation and plans

Lounge/ diner	26'2" x 13'3"	7.98m x 4.04m
Bedroom/ family room	9'1" x 14'3"	2.77m x 4.34m
Shower room	13'1" x 4'6"	3.99m x 1.37m
Bedroom	12'8" x 11'6"	3.86m x 3.51m
Bedroom	9'6" x 11'8"	2.9m x 3.56m
Bedroom	10'1" x 11'8"	3.07m x 3.56m
Bedroom	9'6" x 11'6"	2.9m x 3.51m
Bedroom	9'11" x 11'5"	3.02m x 3.48m

30a Spital



Directions

Travel North from the city centre along King Street and turn left into Merkland Road. At the top of Merkland Road turn left onto the Spital.

Location

Old Aberdeen is steeped in local history and is recorded as the oldest area of the city and retains its picturesque cobbled streets and boasts some of the most impressive buildings within the city. The city centre, Industrial Estates, Aberdeen Airport and all amenities, including the superb leisure pursuits at Aberdeen Beach and several supermarkets, are all within easy reach.

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.