



11 Mearns Street | Aberdeen | AB11 5ER

Two Bedroom First Floor Executive Flat

**Offers Over £165,000**



We are pleased to offer for sale this well presented two bedroom executive apartment in a central city location offering generously proportioned accommodation. The property is situated within a modern development with fantastic facilities including two lifts for access to the property on the first floor with the apartment itself benefiting from a modern and neutral decor throughout. The property offers the opportunity for a purchaser to take occupancy with the utmost of ease and convenience with no further work being required.

The property comprises of firstly a large entrance hallway providing access to all further accommodation. The lounge is situated to the rear and benefits greatly from an outlook to the side of the building allowing natural light and plentiful space for a variety of free standing furnishings. The kitchen has been fitted with a wide range of base and wall units providing ample storage space whilst also being able to accommodate a wide variety of white goods.

There are two very well sized double bedrooms, both offering ample space for a variety of furniture and benefiting greatly from a stylish and desirable decor throughout. The master bedroom benefits further from an en-suite shower room fitted with w.c., hand wash basin and enclosed shower cubicle. The main bathroom has been fitted with a white suite comprising a w.c. hand wash basin and shower over bath.

Internal viewing is highly recommended to fully appreciate the accommodation that is on offer.

ACCOMMODATION

- Lounge  
15'6" x 11'9" (4.73m x 3.58m) approx.
- Kitchen  
11'9" x 6'6" (3.58m x 1.98m) approx.
- Double Bedroom  
17'1" x 8'2" (5.21m x 2.49m) approx.
- En-Suite  
4'6" x 6'5" (1.37m x 1.96m) approx.
- Double Bedroom  
12'6" x 8'2" (3.81m x 2.49m) approx.
- Bathroom  
10'9" x 6'3" (3.28m x 1.91m) approx.

Gas Central Heating

Double Glazing

Lift Access

EPC Band: B



**Hallway**





**Lounge**





**Lounge**





**Kitchen**





**Master Bedroom**





**En-Suite**





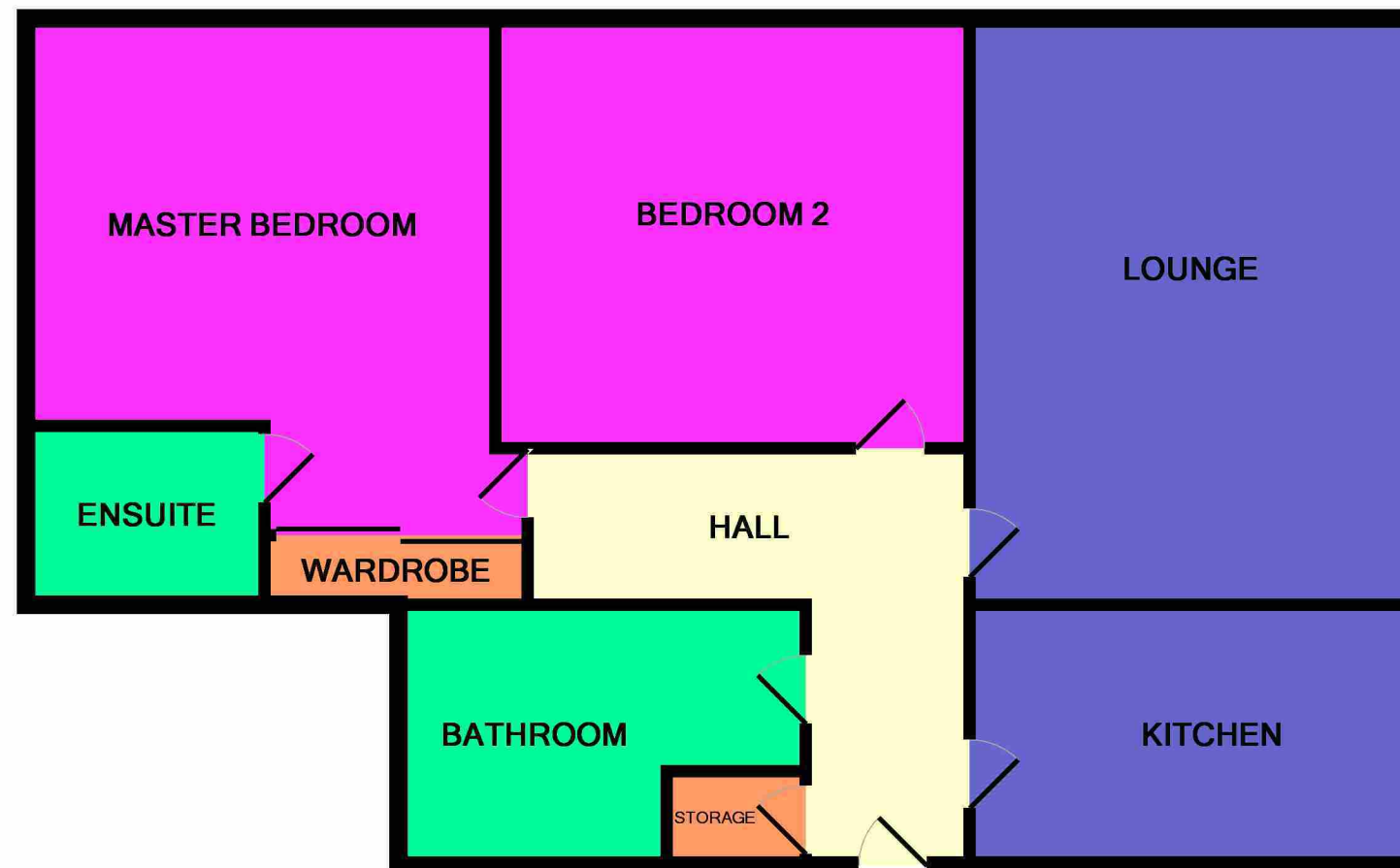
**Double Bedroom**





**Bathroom**





**Floorplan**



### Property location



Directions: Travel eastwards along Union Street turning right into Marischal Street . At the end of the street turn left onto Regent Quay and Mearns Street is on the left with the property on the left hand side.

Location: Mearns Street is within easy access to the city centre with Union Square, Railway Station and Bus Depot close by. Also close by is Aberdeen Beach with its shopping, recreational and leisure facilities. It is within easy reach of the office and industrial complexes at Altens and Tullos.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.com)

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.