



4 Bedford Place
Aberdeen, AB24 3NX

ledingham
chalmers
estate agency



Lounge



Kitchen/Diner

4 Bedford Place Aberdeen, AB24 3NX

Beautifully finished two bedroom flat

- Immaculately presented throughout
- Generously sized lounge with bay window and fireplace
- Stylish dining kitchen with separate utility room
- Two double bedrooms with feature fireplaces
- Contemporary shower room
- Shared rear garden



Two beds.



One bathroom.



One public room.

Beautifully finished two bedroom flat

Ideally situated close to the University of Aberdeen and two retail parks, we are pleased to offer for sale this immaculately presented two bedroom self-contained upper flat.

Moments from the city centre, this property benefits from gas central heating and double glazing throughout.

An exclusive front door leads to a bright and welcoming stairwell to the property, also giving access to a large floored loft space with Ramsay ladder.

The lounge is a generously proportioned room, finished in fashionable hues of grey. The large bay window floods the room with natural light and the ornamental fireplace adds character to this room.

The dining kitchen is immaculately finished with contemporary grey gloss units and breakfasting bar, with contrasting worktop features integrated appliances and modern over-hob extractor hood. . There is also an area for dining table and chairs, and a separate utility room carrying on the stylish theme from the kitchen.

Bedroom one is a generously proportioned room with original feature fireplace and deep window sill. With ceiling cornicing and luxurious grey carpets adding to the warmth of the room, there is also space for and array of free standing furniture.

Enjoying a rear aspect is the second bedroom boasting another original feature fireplace and space for furniture.

Completing the internal accommodation is the stunning shower room with white two-piece suite comprising wash hand basin housed in a vanity unit and WC, in addition to a large walk-in shower.

Externally, the property benefits from a fully enclosed rear garden with two exclusive sheds, and on-street permit parking.



Bedroom



Shower Room

Accommodation and plans

Lounge	13'5" x 14'6"	4.09m x 4.42m
Kitchen/Diner	10'4" x 17'1"	3.15m x 5.21m
Utility Room	6'3" x 9'6"	1.91m x 2.9m
Bedroom 1	10'4" x 13'8"	3.15m x 4.17m
Bedroom 2	10'4" x 13'1"	3.15m x 3.99m
Shower Room	3'10" x 13'1"	1.17m x 3.99m

Directions

From the city centre, travel to the Mounthooly roundabout, taking the second opening onto Causewayend/Powis Terrace. At the traffic lights turn right onto Fraser Place and proceed over the small bridge onto Elmbank Terrace. Turn left into Erskine Street and then right into Bedford Place.

Location

Bedford Road is served by a good range of amenities nearby, including Berryden and Kittybrewster retail parks. The property is well placed for the Foresterhill hospital complex and Aberdeen University is also within easy walking distance. The area offers easy access to public transport, with regular bus services operating close by.

Arrange a viewing

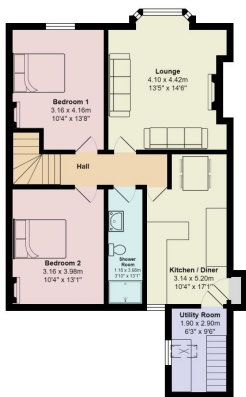
Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

[Icea.com](https://www.icea.com)

4 Bedford Place



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.