



**28e St Clair Street**  
Aberdeen, AB24 5AJ

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**28e St Clair Street  
Aberdeen, AB24 5AJ**

**Spacious one bedroom second floor flat**

- Well placed for the City Centre and Aberdeen Beach
- Fantastic sized lounge with area for dining
- Modern shower room with walk-in shower
- Sizeable shared rear garden with exclusive store
- On street parking available via permit



**One bed.**



**One bathroom.**



**One public room.**



## Spacious one bedroom second floor flat

We are delighted to offer for sale this well proportioned one bedroom second floor flat, which has recently been decorated making it a perfect first time buy or investment opportunity.

The property forms part of a traditional granite tenement building which is protected by a security entrance system. The property enjoys the benefits of gas central heating and double glazing and is set in a convenient location for access to Aberdeen University and the city centre.

Upon entering the property you are greeted by a spacious and inviting hallway, which not only provides access to a great sized storage cupboard but to all of the property's accommodation. The striking lounge is located to the front of the property and is flooded with light through the placement of a large window. There is also enough room for a sizeable dining table and chairs, making this a great entertaining and social space.

The kitchen is to the rear of the property and is fitted with a range of wall and base units to provide ample storage and worktop space. The integrated appliances are also included in the sale.

The bedroom is also located to the rear of the property and benefits from lovely views over the rear garden and a built-in wardrobe. The modern centrally located shower room completes the accommodation.

To the rear of the building is a sizeable shared garden, with an exclusive outdoor store also coming with the property to provide great storage for bikes or outdoor furniture. There is also a communal loft space. Parking can be found to the front of the building in the form of on street permit parking.

The property is sold with all fixed floor coverings, light fittings and kitchen appliances included in the sale.



Bedroom

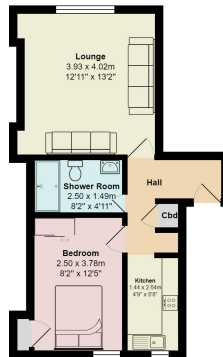


Shower room

## Accommodation and plans

Lounge	12'11" x 13'2"	3.94m x 4.01m
Kitchen	4'9" x 8'8"	1.45m x 2.64m
Bedroom	8'2" x 12'5"	2.49m x 3.79m
Shower room	8'2" x 4'11"	2.49m x 1.5m

28E St Clair Street



## Directions

From the Castlegate end of Union Street turn into King Street. Continue down King Street through the first set of traffic lights. St Clair Street is the second exit on the left. Number 26 is on the left hand side.

## Location

St Clair Street is situated just off King Street, one of the main arterial routes to the City with the location being well served by local shops, public transport facilities and with a Morrisons superstore nearby. The flat is ideally situated for the Aberdeen University campus and via public transport Robert Gordon's University.

## Arrange a viewing

Viewing By appointment telephone 07940748226 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

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property@ledinghamchalmers.com

[Icea.com](http://Icea.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 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.