



52e Charlotte Street
Aberdeen, AB25 1LT

ledingham
chalmers
estate agency



Lounge



Lounge/diner



Kitchen

52e Charlotte Street Aberdeen, AB25 1LT

Immaculately presented and spacious two bedroom apartment with secure parking

- Located on the top floor
- Beautifully presented throughout
- Striking modern kitchen with room for dining
- Spacious lounge with large window
- Modern bathroom with stunning tiled floor
- Allocated parking within the secure residents' car park



Two beds.



One bathroom.



One public room.

Immaculately presented and spacious two bedroom apartment with secure parking

We are delighted to offer for sale this extremely spacious two bedroom apartment which occupies the entire top floor of a well maintained building in a popular City Centre location.

The property is entered via a security entry system into a well maintained communal hallway. The first room you are greeted with upon entering the property is the incredibly welcoming hallway, which not only provides access to all of the apartments accommodation but also to a deep storage cupboard and loft via a roof hatch. The room is completed with oak laminate flooring which is continued into the lounge creating real unity between the two spaces.

The lounge is incredibly spacious with large window overlooking the central courtyard which floods the room with light and given the proportions of this room there is ample space for a generous dining table along with multiple pieces of lounge furniture.

The kitchen has been finished to a high standard with white high gloss units with wood-effect laminate, contrasting wood-effect worktop with grey glass splashback and stainless steel sink with drainer. There is also ample room for a dining table and chairs, along with additional seating making this a fantastic social and entraining space.



Master bedroom



Bedroom two



Bathroom

The charming master bedroom overlooks the front of the property and features a double wardrobe with sliding mirror doors. The room, like the rest of the property, is of extremely good proportions and can comfortably hold multiple pieces of bedroom furniture.

Bedroom two has a similar outlook to the master bedroom benefiting for the same double wardrobe with sliding mirror doors.

The bathroom completes the accommodation on offer and is fitted with white three piece suite comprising w.c, sink with fitted storage, bath with tiling around, thermostatic shower, glazed shower screen, Velux window and striking tiled flooring.

Outside, the property has an exclusive parking space in the secure (via barrier entry) rear courtyard, which is well maintained.

The property is sold with all fixed floor coverings, integrated washing machine and integrated dishwasher included in the sale.

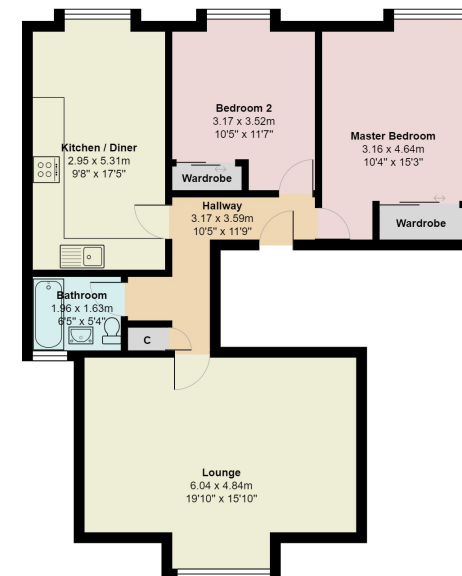


Secure residents' car park

Accommodation and plans

Lounge	19'10" x 15'10"	6.05m x 4.83m
Kitchen/diner	9'8" x 17'5"	2.95m x 5.31m
Master bedroom	10'4" x 15'3"	3.15m x 4.65m
Bedroom two	10'5" x 11'7"	3.18m x 3.53m
Bathroom	6'5" x 5'4"	1.96m x 1.63m

52E Charlotte Street



Directions

From the Union Street exit onto Union Terrace continue to the traffic lights and exit right into Schoolhill. At the mini roundabout exit left into Blackfriars Street, follow the road round into St Andrew Street, Charlotte Street is located first on the left and the property is located on the right hand side of the road.

Location

Charlotte Street lies in the heart of the city just off George Street and Union Street Aberdeen's main thoroughfare is only some 5 minutes walk from the property. Aberdeen University and the hospital complex at Foresterhill are within easy travelling distance and regular public transport to many parts of the city is readily available.

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.