



Crown House 27-29 Crown Street
Aberdeen, AB11 6HA

ledingham
chalmers
estate agency



Kitchen



Bedroom 1

**Crown House 27-29 Crown Street
Aberdeen, AB11 6HA**

**12 newly converted flats in the heart of the
city centre**

- Low Reservation Fee
- Flexible entry date
- Ideal buy to let investment
- Scottish Government First Home Fund 5% Deposit
- Mortgage finance arranged
- Inimitable quality with contemporary splendour throughout



Two beds.



One bathroom.



One public room.

12 newly converted flats in the heart of the city centre

Located in the heart of the city centre, Crown House is a granite listed building which has been newly converted into 12 luxury apartments with two commercial units on the ground floor. The conversion has been imaginatively and sympathetically designed with four apartments on each of the three upper floors with a lift giving access. The communal areas are protected by a telephone security entry system and there is a modern dry riser fire safety system installed.

The development has been finished to an exceptional standard with high quality fixtures and fittings including Howden kitchens with Lamona integrated appliances, stylish cast iron radiators in the living areas, oak doors, and superior sanitary ware with tiled floors in the shower rooms. The apartments have engineered timber flooring in the living areas, carpeted bedrooms, fresh white decor and Georgian style windows with secondary glazing. There are superfast fibre broadband connections, USB charging facilities and television aerial points with all necessary connections for satellite television. The whole development has high levels of sound and thermal insulation.

There is a choice of twelve apartments available, each with its own individual identity and each with a different city outlook.

Parking permits are available from the City Council for an annual fee.

Integrated oven, hob, extractor canopy, washer/dryer, dishwasher and fridge freezer included.

All flooring included.



Bedroom 2



External

Accommodation and plans

Lounge/Kitchen/Diner	0'0" x 0'0"	0m x 0m
Bedroom 1	0'0" x 0'0"	0m x 0m
Bedroom 2	0'0" x 0'0"	0m x 0m
Shower Room	0'0" x 0'0"	0m x 0m

Directions

Travel west along Union Street and turn left into Crown Street. Crown House is located on the left hand side, on the corner of Crown Terrace.

Location

Crown House is located in the heart of the City Centre with a wide range of amenities "on the doorstep" including excellent shopping facilities, restaurants, bars, cafes and health clubs. Nearby Union Square is within easy walking distance and provides shopping, restaurants and multi screen cinema. The bus station and railway station are both within walking distance.

Arrange a viewing

Viewing By Appointment Telephone 07834 604 312 or By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

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.



All dimensions and levels to be checked on site prior to the commencement of work, and should be the subject of any correspondence prior to the commencement of work. The information is provided as a guide only and should not be relied upon for any purpose. The information is provided for information only and should not be used for any purpose other than that for which it is provided. It is not a contract and should not be used for any purpose other than that for which it is provided. It is not a contract and should not be used for any purpose other than that for which it is provided.



Schedule of Accommodation	
	• Flat 1 (2bn/7/8401)
	• Flat 2 (2bn/7/8401)
	• Flat 3 (2bn/7/8401)
	• Flat 4 (2bn/7/8401)