



**8 Mile End Avenue**  
Aberdeen, AB15 5LR

ledingham  
chalmers  
estate agency



Lounge



Dining Room



Kitchen

## 8 Mile End Avenue Aberdeen, AB15 5LR

### Immaculately Presented One Bedroom Self-Contained Ground Floor Flat With Beautiful Period Features

- Stunning period features with exquisite decor throughout
- Spacious lounge with bay window and feature fireplace
- Generous dining room, also boasting feature fireplace
- Well-equipped kitchen with underfloor heating
- Well-proportioned bedroom with pleasant rear views
- Delightful rear garden with exclusive garden area



One bed.



One bathroom.



Two public rooms.

## Immaculately Presented One Bedroom Self-Contained Ground Floor Flat With Beautiful Period Features

Situated in a pleasing tree lined street within a desirable area of Aberdeen, we are delighted to present for sale this immaculately presented, self-contained one bedroom ground floor flat.

The property offers well proportioned rooms and boasts beautiful period features, delightfully off set by the stunning decor and is an ideal purchase for those looking to purchase close to the Aberdeen Royal Infirmary and the City Centre alike.

Upon entering the property, a welcoming entrance vestibule adds an extra layer of privacy to the property, and is fitted with an alarm for peace of mind. Period features include the stunning Spanish tiled flooring and the original stained glass door leads to the main hall which boasts a deep under stair cupboard offering excellent storage.

Located to the front of the property is the spacious lounge which is overflowing with natural light from the bay window which enjoys the stunning original stained glass. Ornate cornice, moulded skirtings and the lovingly maintained original flooring and doors add to the charm of this room, in addition to the stunning feature fireplace which offers a fabulous focal point.

The dining room is located to the rear of the property and is of excellent proportion, with further space for a range of free standing furniture, also boasting a gas feature fireplace, and giving direct access to the kitchen. Delightfully finished with a stylish feature wall, the floor is covered in neutral carpet with the original floor underneath if desired. Further storage is offered via built-in cupboard.



Bedroom



Bathroom



Exclusive Patio



Rear Garden

The kitchen is awash with natural light from the double glazed window to side and the rear door which gives access directly to the rear garden. Fully fitted with a range of beech effect base and wall units, contrasting worktops and one and a half stainless steel sink with drainer and mixer tap, the kitchen enjoys underfloor heating and has a new oven installed, with hob and extractor hood above, and heated towel rail for convenience.

The bedroom is an ideal haven to relax in, decorated in crisp white tones, with period features including ceiling coving, original flooring and an "Aberdeen Press" offering shelved storage. Generous in proportion, there is a range of space for free standing furniture as desired and a large window brings the natural light whilst offering pleasant views over the rear garden.

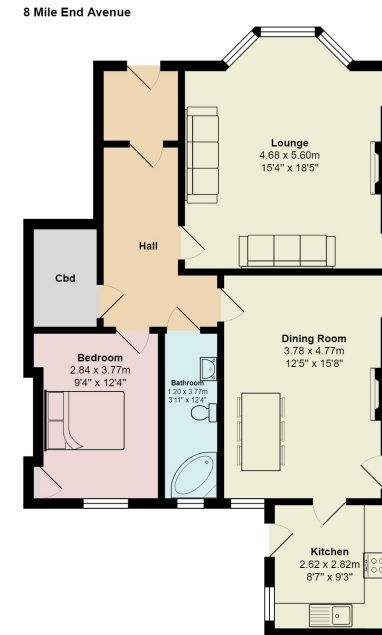
Completing the internal accommodation is the bathroom which is finished in stylish decor and boasts a white three piece suite including corner bath with electric shower, WC and sink pedestal with wall mounted vanity above. Ceiling spotlights offer flattering lighting and there is a heated towel rail for comfort.

The property has an easily maintained garden to front laid to gravel areas and to the rear is an exclusive patio, ideal for al-fresco dining and entertaining. A lattice fence with archway leads to the shared garden with lawn finished with deep flower beds to either side having a selection of shrubs and bushes. To the very rear is a gate giving access to the lane beyond the property and an exclusive outhouse for external storage.

The fridge is to remain and all other white goods, curtains & blinds and light fittings available by separate negotiation. Early viewing is highly encouraged.

## Accommodation and plans

Lounge	15'4" x 18'5"	4.67m x 5.61m
Dining Room	12'5" x 15'8"	3.79m x 4.78m
Kitchen	8'7" x 9'3"	2.62m x 2.82m
Bedroom	9'4" x 12'4"	2.85m x 3.76m
Bathroom	3'11" x 12'4"	1.19m x 3.76m



## **Directions**

Travelling from Union Street continue west and turn right onto Rose Street. Proceed through two sets of traffic lights and at the third set turn left onto Rosemount Place. Continue to the lights at Argyll Place continuing straight across and take the right fork onto Midstocket Road. Mile End Avenue is situated a short distance along on the right hand side.

## **Location**

Mile End Avenue is situated in a highly desirable location, well placed for easy access to Aberdeen Royal Hospital complex. Within walking distance is the delightful Westburn and Victoria Parks and the area is well served by good public transport facilities. A short walk gives access to Rosemount with its range of shopping and recreational amenities and a short drive leads to the main Aberdeen ring road providing easy commuting to both north and south of the city.

## 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.