



**12A Mearns Street,**  
Aberdeen, AB11 5AT

ledingham  
chalmers  
estate agency



Lounge



Bedroom

**12A Mearns Street,  
Aberdeen, AB11 5AT**

**Two bedroom first floor flat**

- City centre location
- Bright and spacious Lounge
- Fully fitted Kitchen with integrated appliances included
- Two well-proportioned Bedrooms
- Bathroom with shower over bath
- Shared rooftop terrace



**Two** beds.



**One** bathroom.



**One** public room.



**We are pleased to offer for sale this well presented two bedroom apartment in a central city location offering generously proportioned accommodation.**

The property is within close proximity of the city centre along with being only a short distance away from the main bus depot and train station, making further commuting easily accessible. The property offers generously proportioned accommodation throughout which has been finished in a fresh neutral decor.

The property firstly comprises of a spacious lounge to the front which can accommodate a wide range of furnishings. The property throughout features attractive high ceilings with the lounge benefiting from a large window allowing plentiful natural light.

The kitchen is situated to the rear of the property and has been fitted with a wide range of gloss base and wall units providing ample storage and work surface space. All integrated appliances will be included within the sale.

The property features two well-proportioned bedrooms, both of which again benefit from a neutral and pleasant decor. The larger of the two rooms also offers a fitted wardrobe and additional storage cupboard.

Completing the accommodation is the bathroom comprising shower over bath powered by mains, WC and wash hand basin.

The property additionally features a shared communal rooftop terrace, creating an ideal outdoor space to be enjoyed without the ongoing maintenance of garden space.



Bedroom



Bathroom

## Accommodation and plans

Lounge	14'3" x 14'6"	4.34m x 4.42m
Kitchen	6'9" x 6'4"	2.06m x 1.93m
Bedroom	11'18" x 11'10"	3.81m x 3.61m
Bedroom	11'3" x 9'3"	3.43m x 2.82m
Bathroom	6'8" x 5'1"	2.03m x 1.55m

## Directions

Travel eastwards along Union Street turning right into Marischal Street . At the end of the street turn left onto Regent Quay and Mearns Street is on the left with the property on the right hand side.

## Location

Mearns Street is within easy access to the city centre with Union Square, Railway Station and Bus Depot close by. Also close by is Aberdeen Beach with its shopping, recreational and leisure facilities. It is within easy reach of the office and industrial complexes at Altens and Tullos.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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**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.

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