



99 Spencer Court, 36 Froghall Terrace
Aberdeen AB24 3PG

**ledingham
chalmers**
estate agency



Kitchen / Diner / Lounge



Kitchen / Diner / Lounge

Immaculate two bedroom flat with dining kitchen/lounge set on open plan and residents' parking

- Exceptionally presented, in true move-in ready condition
- Spacious open plan lounge/kitchen with dining space
- Contemporary kitchen with integrated appliances included
- Two double bedrooms both with built-in wardrobes
- Generous hall cupboard and loft offering great storage
- Secure parking with allocated parking space



Lounge



Two beds.



One bathroom.



One public room.

We are delighted to present for sale this immaculate two bedroom top floor flat within the city centre which has been presented in modern tones with a beautiful open plan kitchen, lounge and dining area.

The communal areas are of a very high standard and boasts an exclusive parking space within a private residential car park with security barrier. The flat is in true move-in condition and would be an ideal purchase for a first time buyer, downsizer or buy-to-let investor looking for a property to move into with ease.

The property boasts modern comforts such as gas central heating with dual zone control and double glazing throughout.

Upon entering the property you are greeted by the welcoming entrance hallway, which features a large storage cupboard and security entrance handset.

Viewers will instantly appreciate the rear positioning of the property, offering a private and secluded outlooks, while having a peaceful and inviting atmosphere.

The lounge is beautifully presented and is further enhanced by the wood effect flooring and large windows which allows for ample natural light to fill the room. The kitchen, on open plan with the lounge, is fitted with an array of quality white gloss base and wall storage units along with space for a dining table and chairs.



Bedroom



Bedroom



Bathroom



Communal Hallway

There are two good sized double bedrooms with quality carpeting and space for a variety of free standing furniture. Both room are enhanced by built-in wardrobes.

The shower room completes the accommodation and has a quality walk-in shower cubicle.

The property is enhanced further by exclusive access to the loft space above, which provides excellent additional storage.

The communal grounds are well tended and maintained under the factoring contract with areas of grass interspersed with trees and bushes and seating areas. There is a secure bin store, bicycle store and an exclusive parking space is found via the entrance on Froghall Terrace through a locking barrier. There is also visitor parking spaces.

Internal viewings are highly recommend to truly appreciate the potential and space the property has to offer.

Accommodation

Kitchen / Diner / Lounge	13'7" x 25'9"	4.14m x 7.85m
Bedroom	11'11" x 10'1"	3.63m x 3.07m
Bedroom	11'11" x 8'5"	3.63m x 2.57m
Bathroom	7'5" x 6'3"	2.26m x 1.91m



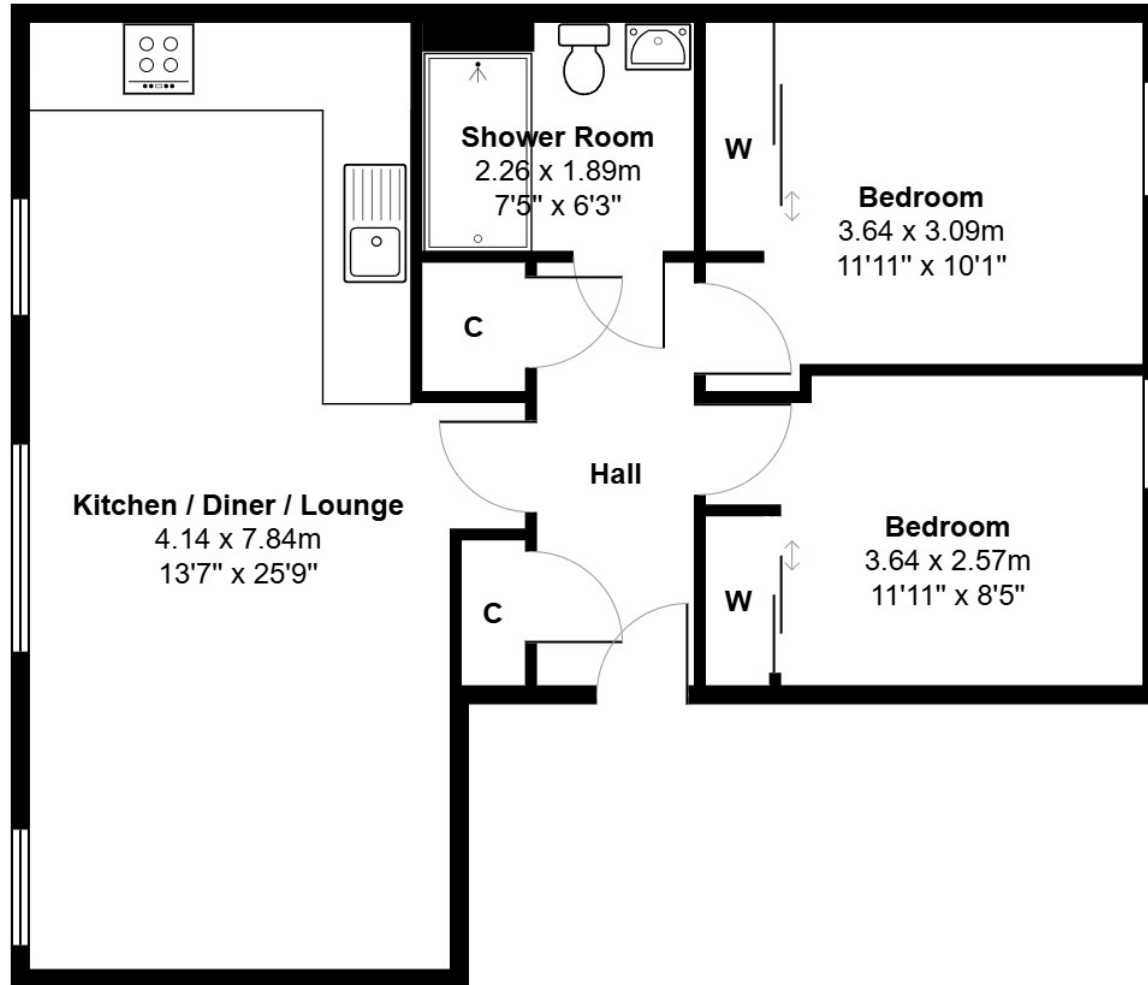
Exterior



Exterior

Floorplan

99 Spencer Court



Directions

From the east end of Union Street continue down King Street, turn left onto Mounthooly Way, then take the first right onto King's Crescent then first left into Jute Street. Froghall Terrace is at the end of Jute Street and the property is on the left hand side.

Location

Spencer Court on Froghall Terrace is very close to both Aberdeen University and Aberdeen College, and the City Centre itself is also within walking distance. Good road links and public transport ensure easy access to areas further afield. An excellent range of shops and other local amenities are provided nearby.

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.

Arrange a viewing

Contact us

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