



4H, Westburn Road,
Aberdeen, AB25 2PX

**ledingham
chalmers**
estate agency



Lounge



Hallway

Well-presented two bedroom top floor flat

- Well-presented property throughout
- Bright and spacious Lounge with feature fireplace
- Well-equipped Kitchen with all appliances included
- Two double Bedrooms, one with Ensuite facilities
- Within walking distance to Aberdeen City Centre
- Shared rear Garden



Kitchen



Two beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this well-presented and spacious top floor flat situated in a traditional granite tenement in a popular and established residential area close to all amenities of the City Centre.

The property is ideally located mere moments from the heart of the city centre in the ever popular area of Rosemount. The flat is immaculately presented and presents a fantastic opportunity for both first time buyers and buy-to-let investors alike, the property has a wealth of local amenities on the doorstep and is within walking distance of Aberdeen's bustling city centre.

Upon entering the property, the welcoming hallway gives access to all living accommodation and boasts a large storage cupboard with washing machine which will be included within the sale.

The lounge is a generous room, overflowing with natural light from the large front facing bay window. Stylishly finished in neutral tones with well maintained flooring, there is a wealth of space afforded for a range of lounge and dining furniture as desired and two convenient shelved storage alcove. A feature fireplace completes the room and further enhances the homely feel.

The kitchen is well equipped with a range of wood effect base and wall units, complimenting worktops, tiled splashback and stainless steel sink with drainer. Space for a breakfast bar is available and all appliances will be included within the sale price.



Kitchen



Bedroom



Ensuite

The first of the double bedrooms is of generous proportion and is flooded with natural lights from the large window which enjoys pleasant garden views. A key accent of this room is the ensuite comprising shower enclosure, WC and wash hand basin. All walls and flooring are tiled for convenience.

The second bedroom is also a well-proportioned double and offers a range of space for additional free standing furniture.

Completing the accommodation is the bathroom comprising shower over bath, WC wash hand basin and heated towel rail for convenience.

The communal landing is host to a shared storage cupboard. Externally, there is a rear garden mostly laid with lawn and stone path. There is also a coal shed and shared wash house.

Early viewing is highly recommended to fully appreciate the size and space of this property on offer.

Please note all furniture will be included within the sale or can be removed if requested.



Bedroom

Accommodation

Lounge	13'6" x 13'0"	4.12m x 3.96m
Kitchen	9'9" x 8'4"	2.97m x 2.54m
Bedroom	13'2" x 9'3"	4.01m x 2.82m
Ensuite	4'8" x 6'3"	1.42m x 1.91m
Bedroom	9'7" x 13'0"	2.92m x 3.96m
Bathroom	7'0" x 6'6"	2.13m x 1.98m



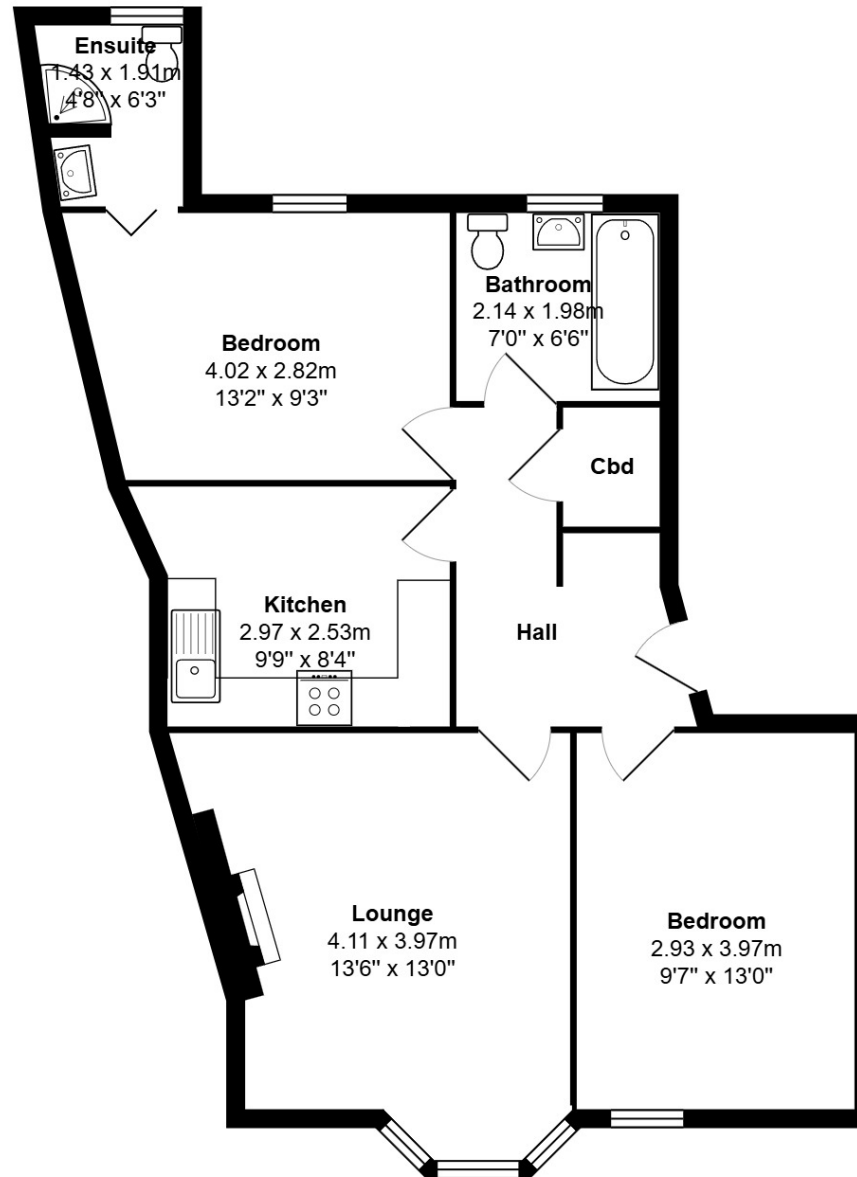
Bathroom



Shared Garden

Floorplan

4h Westburn Road



Directions

Travelling from George Street in the city centre, proceed to the lights at Hutcheon Street and turn left. Continue all the way along Hutcheon Street, to the traffic lights, which takes you onto Westburn Road and No. 4 is situated on the right hand side passed the traffic light crossing.

Location

Westburn Road is well placed for the retail complexes that are situated at Berryden where there is a large Sainsbury's supermarket and further quality retail units. The area, also, has good schooling and excellent public transport facilities making many parts of the city easily accessible. It is further well placed for Aberdeen Royal Hospital complex, Cornhill Hospital and the Westburn and Victoria Parks for leisure purposes.

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

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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