



**136B Great Western Road,  
Balmoral Square, Aberdeen, AB10 6QE**

**ledingham  
chalmers  
estate agency**



Kitchen/Diner



Kitchen/Diner



Lounge

## Well presented, two bedroom ground floor flat

- Fantastic location
- Ground floor property
- Gated entry with parking
- Bright Lounge
- Fully Fitted Kitchen
- Two well-proportioned Bedrooms



Two beds.



One bathroom.



One public room.

**We are delighted to offer for sale, situated on the ground floor of a purpose built development, this bright and attractive two bedroom executive apartment.**

The property is entered via a security entry system into the well maintained communal hallway, giving way to the apartment on the ground floor.

The internal hallway gives way to all accommodation and also boasts a useful built in storage cupboard.

The enviable front facing lounge is a superb size and is flooded with natural light. The room is large enough to host a variety of free standing furniture as desired.

The dining kitchen, is a charming spacious room. It is fitted with an excellent range of base and wall units with contrasting work surfaces and splashback tiling. All appliances, integrated and free standing will be included within the sale. This room also offers excellent space for a dining table and chairs.

The property boasts two good sized double bedrooms, each of which offers a built in double wardrobe as well as space for further free-standing furniture.



**Lounge**



**Bedroom**



Bedroom



Bedroom

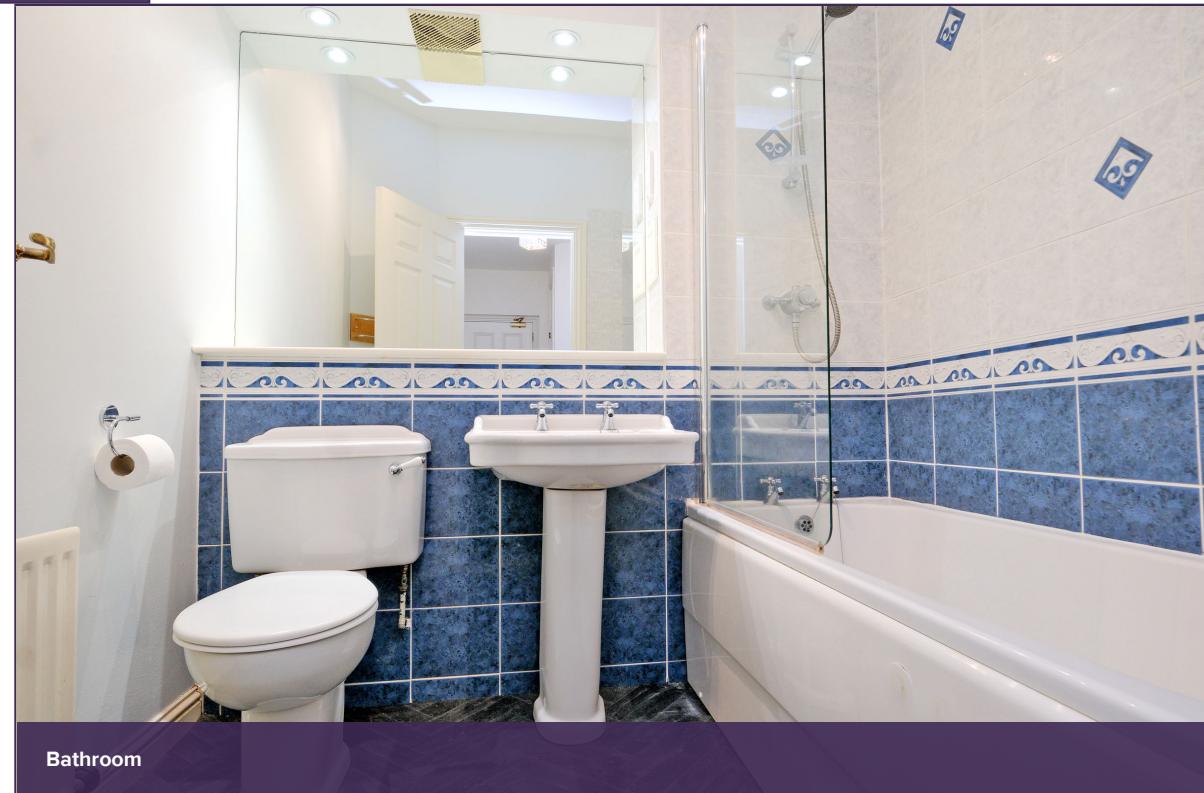
To complete the home is the bathroom comprising shower over bath powered by mains, WC and wash hand basin, all wet areas have been tiled for convenience.

The landscaped grounds are attractively laid out and well stocked with a wide variety of established shrubs and trees with a large area of lawn to the rear.

There is an exclusive parking space and ample visitors parking with an electronic gate providing access to the courtyard via a fob.

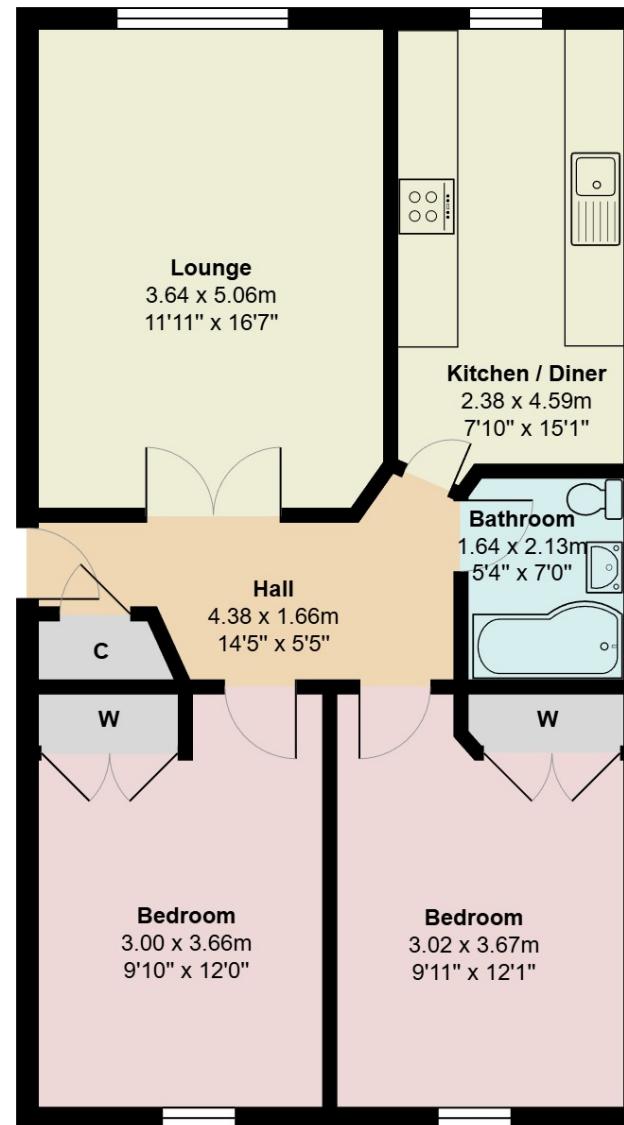
## Accommodation

<b>Lounge</b>	11'11" x 16'7"	3.63m x 5.06m
<b>Kitchen/Diner</b>	7'10" x 15'1"	2.39m x 4.6m
<b>Bedroom</b>	9'10" x 12'0"	3m x 3.66m
<b>Bedroom</b>	9'11" x 12'1"	3.02m x 3.68m
<b>Bathroom</b>	5'4" x 7'0"	1.63m x 2.13m



## Floorplan

## 136b Great Western Road



## Directions

Travelling from the west end of Union Street turn left onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Balmoral Square is some way along on the right hand side with the development accessed via electronically controlled gates, secured by a pin number.

## Location

Balmoral Square is situated in the heart of Aberdeen's west end, with access to two of the main arterial routes which allows easy access to most parts of Aberdeen. There is a range of local shops and a wide range of social and recreational facilities to the west end of the city. The property offers easy access to the oil related offices at the Hill of Rubislaw and across to Altens and the south side of Aberdeen.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.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.