



**41 Summerfield Terrace,**  
Aberdeen, AB24 5JE

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen



Kitchen

## Bright top floor flat with city views in a traditional granite tenement

- Top floor position with skyline views
- Bright lounge with feature window
- Spacious dining kitchen
- Generous double with bay window
- Gas central heating and double glazing
- Ideal first time buy or investment opportunity



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this top floor one bedroom flat which is accessed via a security entry system and enjoys a bright, airy feel throughout.**

The property benefits from gas central heating and double glazing, and represents an excellent opportunity for a first-time buyer or buy-to-let investor, particularly given its close proximity to Aberdeen University. This offering is enhanced by the property being sold with all of its contents allowing any buyer to move in with the utmost of ease.

The entrance hall provides access to all accommodation and is fitted with a wall-mounted security entry handset. A traditional shelved storage cupboard offers practical space, and the area is finished in neutral tones.

The lounge is a particularly bright and welcoming room, enhanced by a feature window with a deep display sill and a pleasant south-facing outlook. A modern wall-mounted convector fire with pebble effect creates an attractive focal point, making this an ideal space for relaxing or entertaining.

Positioned to the rear, the dining kitchen is well proportioned and filled with natural light from a large window. It is fitted with a range of modern base units and worktops, incorporating a stainless steel sink with drainer and mixer tap. There is an integrated oven with hob and extractor above, and a traditional cupboard houses the boiler.

The double bedroom is generously sized and features a bay window to the front with a deep display sill, adding character and further natural light to the room.



Bedroom



Bedroom



The shower room is fitted with a pedestal wash hand basin and WC, complemented by a wall mirror. A fully enclosed shower cubicle with aqua panelling and electric shower is further enhanced by tiled finishes. A chrome ladder towel radiator and extractor fan complete the space.

Externally, there is a shared garden space with area of lawn and patio. There is an external cellar which belongs to the flat but is in a state of disrepair.

There is a shared cupboard located on the half landing before the flats entrance.

Shower room



Rear Garden

## Accommodation

Lounge	11'11" x 12'10"	3.63m x 3.91m
Kitchen	11'6" x 9'2"	3.51m x 2.79m
Bedroom	9'2" x 13'8"	2.79m x 4.17m
Shower room	6'2" x 5'6"	1.88m x 1.68m



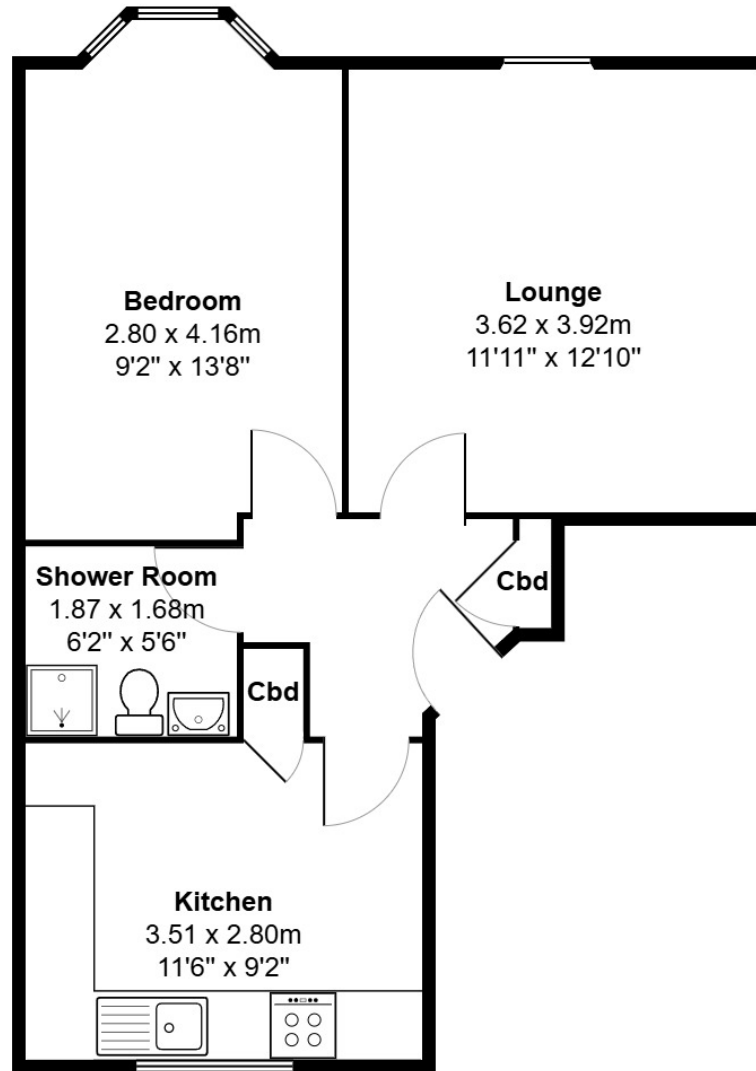
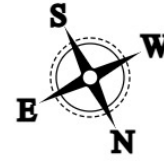
Views



Exterior

Floorplan

Flat G 41 Summerfield Terrace



## Directions

From the east end of Union Street exit left onto King Street and at the traffic lights, turn right into West North Street. At the roundabout, take the first exit onto Park Street and Summerfield Terrace is a short distance on the left hand side.

## Location

Summerfield Terrace is an area well served by local shops and public transport facilities. The location is within easy walking distance of Aberdeen University Campus as well as the main George Street and Union Street shopping areas. Aberdeen Beach, with its many recreational attractions and retail park, is also within easy walking distance.

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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