



**62 Ashgrove Place,**  
Aberdeen, AB16 5HW

Offers over **£65,000**

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**62 Ashgrove Place,  
Aberdeen, AB16 5HW**

**Bright and spacious, two bedroom, first floor  
flat**

- Spacious accommodation throughout
- Bright Lounge with fireplace feature
- Fully fitted Kitchen with breakfast bar
- Two well proportioned Bedrooms
- Fantastic storage
- Residential parking and shared Garden



**Two** beds.



**One** bathroom.



**One** public room.

**We are delighted to present for sale this most spacious two bedroom first floor flat situated only a short distance from Aberdeen City Centre.**

Although requiring a degree of modernisation this property features gas central heating, double glazing and is an ideal starter flat or those looking for a buy to let investment in a quiet residential area of Cornhill which benefits from ample local amenities and close proximity to Aberdeen Royal Infirmary, Cornhill Hospital and Aberdeen University.

The spacious lounge has a bright front facing window which allows a high degree of natural light to flood in. There is ample space for a variety of free standing furniture as desired.

The kitchen has a range of wood effect base and wall units with tiled splash back and there is a gas hob and electric oven. A fabulous addition is the breakfast bar.

The first of two double bedrooms has a range of fitted storage in the form of three double cupboards. Bedroom two is also a good sized bedroom with space for furniture as desired.

The bathroom completes the accommodation and features a electric shower over bath, W/C and sink with storage underneath.

The hallway has a built-in cupboard and security entry handset.

Externally, the property has the use of a shared garden to the rear with a drying area and there is residents parking. Early viewing is essential to appreciate the level of accommodation on offer.



Bedroom



Bedroom

## Accommodation and plans

Lounge	10'4" x 18'3"	3.15m x 5.56m
Kitchen	5'10" x 13'11"	1.78m x 4.24m
Bedroom	11'5" x 13'6"	3.48m x 4.12m
Bedroom	8'5" x 13'6"	2.57m x 4.12m
Bathroom	5'3" x 13'2"	1.6m x 4.01m

### Directions

Heading North on Westburn Drive, turn left at the traffic lights into Ashgrove Road West and take the third turning on the right into Foresterhill Road. Ashgrove Place is second on the right.

## Location

The property is located within the popular yet peaceful area of Cornhill and is well placed for Berryden and Kittybrewster retail parks. As well as a very easy and quick commute to Aberdeen Royal Infirmary, Cornhill Hospital, Aberdeen University, Woodhill House and indeed the city centre. A number of local shops and amenities including the famed Westburn Park are within easy walking distance. Regular public transport is available close by.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

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1. *See* *supra* note 1, at 100.

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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