



137 Spring Garden,
Aberdeen, AB25 1DG

ledingham
chalmers
estate agency



Lounge Diner



Kitchen

137 Spring Garden, Aberdeen, AB25 1DG

First floor one bedroom flat with secure parking

- First floor aspect
- Spacious lounge with area for dining
- Rear aspect kitchen with a host of appliances
- Spacious double bedroom with built-in wardrobe
- Well maintained communal areas
- Secure car park provides convenient off-street parking



One bed.



One bathroom.



One public room.

Boasting a central location within a stone's throw of a host of amenities, this one bedroom first floor flat offers an excellent opportunity as a buy to let investment or first time buy.

A security entrance system gives access to the property via the clean and tidy communal hall.

Upon entering the property you are greeted by the inviting hallway which gives access to all of the property's accommodation, along with one sizeable storage cupboard which houses the hot water tank.

The bright lounge with twin windows benefits from neutral decor with ample space for both lounge and dining furniture. This is a lovely space to relax and unwind.

The kitchen is fitted with a range of wall, base and drawer units with contrasting work surfaces and splash back tiling, incorporating an integrated hob and oven as well as a free standing fridge and washing machine.

The charming double bedroom is generously proportioned, with a peaceful rear aspect with leafy views. The room is enhanced further by deep built-in wardrobes with sliding mirrored doors. The centrally located shower room completes the accommodation comprising shower cubicle, WC, hand wash basin and laminate flooring

Outside, there is a secure resident's car park with manual barrier. Parking spaces are unallocated.

The property is being offered for sale with all of its contents included, allowing any buyer to move in with ease.



Bedroom



Residents' car park

Accommodation and plans

Lounge / Diner	10'2" x 17'0"	3.1m x 5.18m
Kitchen	8'1" x 8'0"	2.46m x 2.44m
Bedroom	11'5" x 8'6"	3.48m x 2.59m
Shower room	5'3" x 4'8"	1.6m x 1.42m

Directions

At the north side of the Bon Accord Centre proceed straight ahead on George Street, passing over two sets of traffic lights and at the third set turn right onto Spring Garden. The development is accessed to your right through a locked barrier.

Location

Spring Garden lies off George Street and the wealth of amenities the city centre has to offer is on the doorstep. North East Scotland College is within striking distance and Aberdeen University and the hospital complex at Foresterhill are easily accessible either on foot or by public transport which is readily available to many parts of the city and beyond. Aberdeen's Beach Boulevard with its recreation facilities and lovely coastal walks is also nearby.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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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