



45 Urquhart Terrace,
Aberdeen, AB24 5NG

**ledingham
chalmers**
estate agency



Lounge



Bedroom 1

**45 Urquhart Terrace,
Aberdeen, AB24 5NG**

Two bedroom top floor flat

- Beautifully presented two bedroom top floor flat
- Residents and Visitors Parking
- Stylish white gloss Kitchen with appliances included
- Light and airy Lounge with pleasant outlook
- Two well proportioned Double Bedrooms with storage
- Modern Bathroom suite



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this impressive two bedroom flat which is situated within a popular residential area close to Aberdeen Beach and City Centre and located nearby to many facilities and amenities.

This fabulous top floor flat features private parking with the residents car park, a much sought after feature for such a central location. The accommodation is serviced by a security entry system to the building, double glazing and electric heating.

The property features a most generous lounge fitted with quality carpeting, a space that can easily accommodate a wide range of free standing furniture whilst also leading into the kitchen. The kitchen has been fitted with a wide range of most stylish white gloss base and wall units with co-ordinating work surfaces offering plentiful storage. The kitchen further features an integrated fridge/freezer, washing machine and oven with electric hob above.

There are two double bedroom, one to the front and the other to the rear. The rooms are finished in an attractive decor with quality carpeting. Storage is offered via the fitted wardrobes which have been fitted with sliding doors.

The bathroom offers a modern suite comprising a WC and hand wash basin set into stylish vanity unit and shower over bath along with attractive aqua panel and tiling to the walls.

The property is situated within a well maintained building with surrounding kept grounds.

This is an ideal first time purchase or buy to let investment for the student market. Early viewing is essential in order to avoid disappointment.



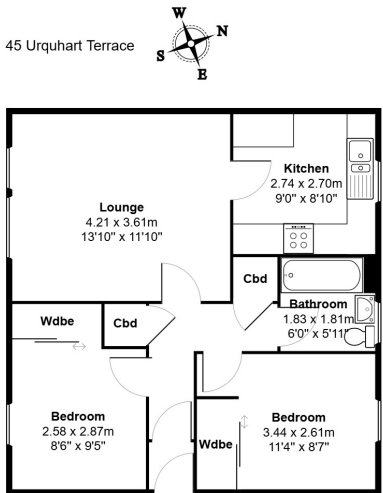
Bedroom 2



Bathroom

Accommodation and plans

Lounge	13'10" x 11'10"	4.22m x 3.61m
Kitchen	9'0" x 8'10"	2.74m x 2.69m
Bathroom	6'0" x 5'11"	1.83m x 1.8m
Bedroom	8'6" x 9'5"	2.59m x 2.87m
Bedroom	11'4" x 8'7"	3.46m x 2.62m



Directions

Travelling east along Union Street continue onto King Street, at the first set of traffic light turn right onto East North Street and at the roundabout turn left onto Park Street. Continue along Park Street onto Park Road to the junction with Urquhart Road, turn right and Urquhart Terrace is situated on the left hand side.

Location

Urquhart Terrace is well placed for the Beach Boulevard Retail Park with a wide range of shops and entertainment facilities including a multi-screen cinema and a selection of restaurants and cafés. The property is conveniently located for Aberdeen Beach, Aberdeen University Kings College Campus, Aberdeen Sports Village with swimming pool and the Queens Links ice rink. Aberdeen City Centre is only a 15-minute walk away from the property, with public transport links to all areas of the city.

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.