



**150G Gray Street,**  
Aberdeen, AB10 6JW

Offers over **£150,000**

**ledingham  
chalmers**  
estate agency





Lounge





Kitchen/Diner



Kitchen/Diner

## Two bedroom executive third floor flat

- Move in condition
- Bright and spacious Lounge
- Fully fitted Kitchen with dining area
- Two well proportioned bedrooms with storage
- Modern Shower room
- Exclusive parking space



**Two** beds.



**One** bathroom.



**One** public room.

**We are delighted to offer for sale this two bedroom, third floor flat located just a short distance from Aberdeen City Centre.**

Forming part of a prestigious residential development built by Stewart Milne Homes, one of Scotland's foremost housebuilders, this two bedroom executive third floor flat is of fresh decorative appearance and would make an ideal purchase for the discerning home buyer looking to purchase a property in a superb location and move in with the minimum of inconvenience.

The accommodation is well proportioned throughout with a welcoming entrance hall, with a storage cupboard, loft access by ladder to a spacious area for storage and provides access to all accommodation.

The spacious lounge is a particularly appealing room with a large floor to ceiling window allowing an abundance of natural light to flood the room.

The dining kitchen is fitted with an excellent range of base and wall units with under unit lighting, contrasting worktops with splashback tiling behind, built-in oven, gas hob with contemporary cooker hood above, integrated fridge and freezer, under unit washing machine and dishwasher. There is also a floor to ceiling window to the rear which is the perfect spot for a dining table and chairs.



Bedroom



Bedroom





Bedroom

The first bedroom is a well proportioned double with built in mirrored wardrobe. The second double bedroom again is sizeable and has a double wardrobe with sliding mirror doors providing excellent storage.

Completing the accommodation is the bathroom comprising fully enclosed shower, W/C and wash hand basin nestled within a vanity unit.

Outside, the property has ownership of a private parking space and there is ample visitor parking as well as on street parking on Gray Street.



Bedroom

Accommodation

Lounge	10'10" x 13'0"	3.3m x 3.96m
Kitchen/Diner	13'3" x 9'4"	4.04m x 2.85m
Bedroom	13'3" x 10'5"	4.04m x 3.18m
Bedroom	13'3" x 7'8"	4.04m x 2.34m
Shower Room	6'11" x 6'11"	2.11m x 2.11m



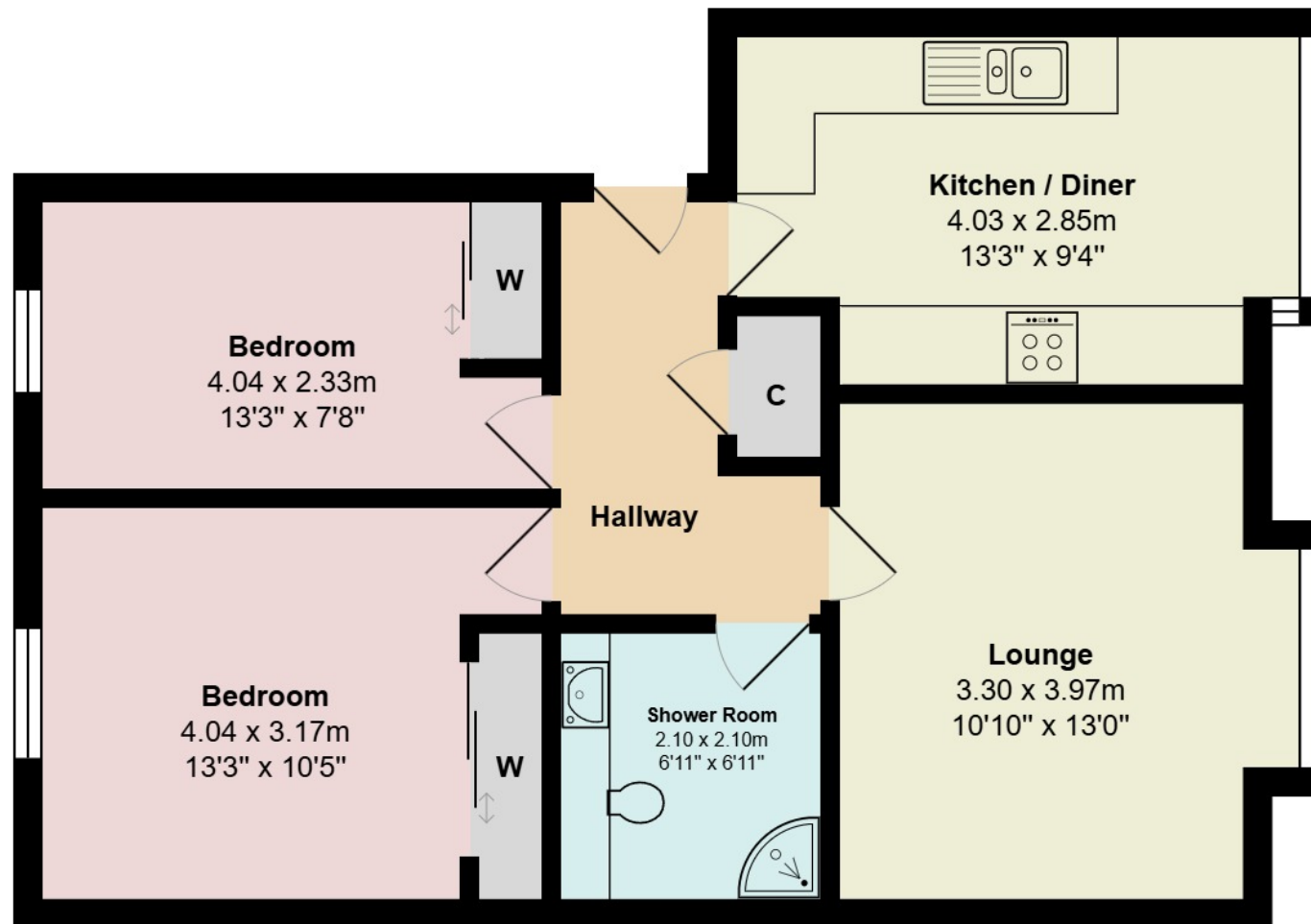
Shower Room



External

## Floorplan

150G Gray Street



## Directions

From Holburn Junction travel south along Holburn Street passing through the traffic lights with Great Western Road and straight ahead at the two roundabouts. Immediately prior to the pedestrian bridge over Holburn Street turn right into Gray Street.

## Location

Gray Street is an established tree lined, residential street which lies to the west of the city centre. There are local shops nearby and a regular bus service from Broomhill Road or Holburn Street with access to the city centre and beyond. A range of facilities are within easy reach including good schools and nurseries, health and leisure facilities, library and post office. The city centre is within walking distance offering a vast array of additional amenities. Aberdeen City and Shire has a diversity of scenery from mountain to sea, and a choice of outdoor pursuits for all.

## 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.