



4 Mile-End Place,
Aberdeen, AB15 5PZ

ledingham
chalmers
estate agency



Lounge



Lounge

Two bedroom, self-contained flat

- Fabulous location
- Spacious accommodation throughout
- Bright Lounge with fireplace feature
- Two double Bedrooms
- Fully fitted Kitchen
- Modern Bathroom



Dining Room



Two beds.



One bathroom.



Two public rooms.

Forming part of a granite period property in a quiet yet central location this well presented, self-contained, two bedroom upper apartment is offered for sale.

The entrance vestibule has a door leading to the newly refurbished cloakroom which is fitted with a WC and wash hand basin.

The entrance staircase has a neutral carpet and a large window allowing an abundance of natural light to flow in. The hall has a useful cupboard and a hatch leading to the excellent storage loft which has a Ramsay ladder, light and power.

The lounge is a particularly attractive and spacious room with front aspect and traditional fireplace feature which enhances the homely and relaxing atmosphere of the room.

The dining room enjoys a rear aspect and leads through to the kitchen. Ample space is afforded to host a large dining table and a useful storage alcove with shelves is located in the corner.

The stylish kitchen is fitted with a range of wood effect base and wall units with co-ordinating worktops, breakfast bar, cupboard housing the central heating boiler and two windows to the rear. The adjoining utility room provides ample space for laundry appliances and storage and has a door leading to the bathroom. Please note all white goods will be included within the sale.

The bathroom is fitted with a modern white suite comprising large walk in shower, bath, WC, wash hand basin vanity with storage below and towel rail for convenience. There is also the fabulous added benefit of under floor heating.



Dining Room



Kitchen



Bathroom



Bathroom

The first double bedroom is located to the front of the property and benefits from a large window allowing ample natural light to flow.

The second bedroom enjoys a quiet rear aspect, is a good sized double and benefits from a built in wardrobe with mirrored sliding doors. Both bedrooms feature neutral decor and a fitted carpet.

There is a shared garden to the rear with shared drying green and an allocated private area pertaining to the flat. There is also an allocated outhouse with lighting.

This fantastic flat is ideally suited for those looking for a two bedroom home with good storage within easy reach of the Foresterhill Hospital complex and Aberdeen City centre, internal inspection is strongly recommended.

Accommodation

Lounge	11'9" x 13'10"	3.58m x 4.22m
Dining Room	10'10" x 15'10"	3.3m x 4.83m
Kitchen	7'1" x 14'8"	2.16m x 4.47m
Utility Room	8'3" x 3'10"	2.52m x 1.17m
Bathroom	8'3" x 8'2"	2.52m x 2.49m
Bedroom	8'4" x 13'10"	2.54m x 4.22m
Bedroom	9'9" x 10'9"	2.97m x 3.28m



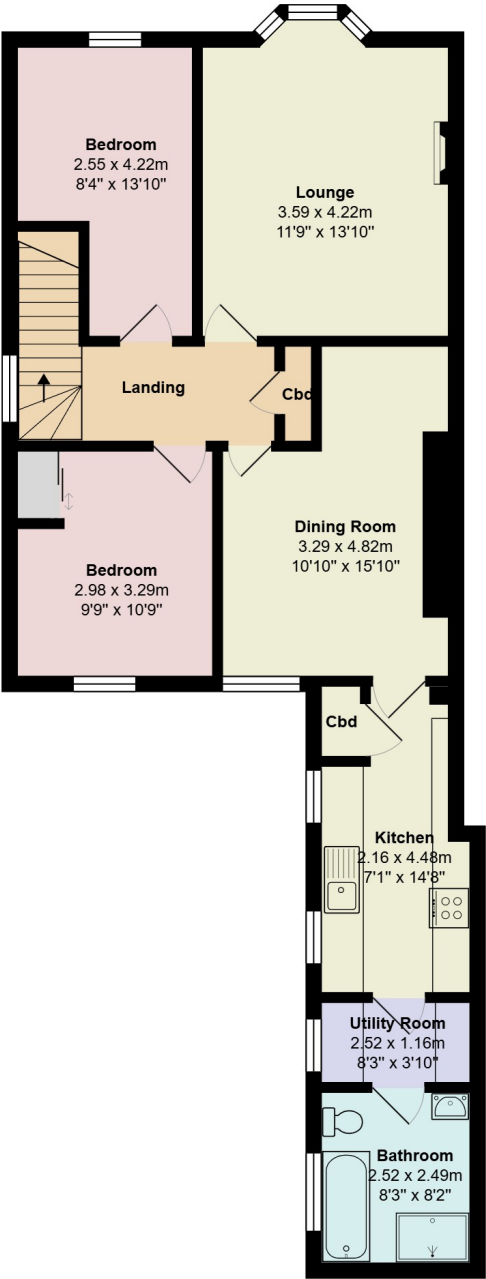
Bedroom



Bedroom

Floorplan

4 Mile End Place



Directions

Travel west along Rosemount Place and straight ahead at the traffic lights with Argyll Place. Turn first right on to Midstocket Road, right into Mile End Avenue and right again on to Mile End Place. No 4 is located on the right.

Location

Mile End Place is located off Mile End Avenue, within easy reach of the Foresterhill Hospital Complex, Victoria Park, Westburn Park and excellent shopping facilities at Rosemount. The property is also conveniently located for the ring road giving easy access to areas to the north and south of the city. Schools meantime serving the area are Mile End Primary and Aberdeen Grammar School, both with excellent reputations.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.