



3 Prospect Terrace,
Aberdeen, AB11 7TB

ledingham
chalmers
estate agency



Lounge



Kitchen

3 Prospect Terrace, Aberdeen, AB11 7TB

One bedroom, ground floor flat

- Fantastic location
- Well-appointed Kitchen
- Bright and spacious Lounge with traditional features
- One double Bedroom
- Modern Shower Room
- Shared rear Garden with exclusive outhouse



One bed.



One bathroom.



One public room.

Set in the heart of the ever popular Ferryhill, we are delighted to bring to the market this charming one bedroom, ground floor flat.

The flat itself is warm and welcoming and offers well proportioned living accommodation with double glazing throughout, neutral decor and secure door entry system.

Viewers are firstly greeted to the entrance hall which provides access to all accommodation. .

The lounge is a pleasant room with front aspect, lovely period features, two alcoves, one with shelving and a traditional style fireplace feature. Plentiful space is available to host a variety of free standing furniture as desired.

The kitchen has been fitted with a range of base and wall units with complimenting work tops and tiled splash back.

The double bedroom enjoys a quiet rear aspect, is lovely and bright and benefits from a built in wardrobe with curtain.

Completing the accommodation is the modern shower room comprising large walk in shower, WC and wash hand basin nestled within a vanity unit and heated towel rail for convenience.

There is a fantastic, exclusive under stair cupboard.

To the rear there is a hared drying green with exclusive outhouse.

This city centre flat would make an excellent first time purchase and early internal viewing is highly recommended for full appreciation of the accommodation and location on offer.



Bedroom

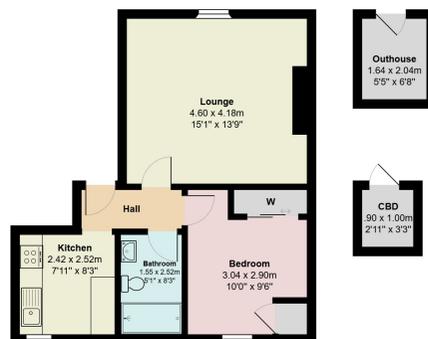


Bathroom

Accommodation and plans

Lounge	15'1" x 13'9"	4.6m x 4.19m
Kitchen	7'11" x 8'3"	2.41m x 2.52m
Bedroom	10'0" x 9'6"	3.05m x 2.9m
Bathroom	5'1" x 8'3"	1.55m x 2.52m
Outhouse	5'5" x 6'8"	1.65m x 2.03m

3 Prospect Terrace



Directions

From Union Street turn into Crown Street and travel to the end. Travel ahead at the traffic lights then turn first right onto Bank Street. Turn right into Prospect Terrace.

Location

Prospect Terrace is situated in the Ferryhill area which is well served by local shops and public transport facilities. Being within walking distance of Aberdeen Railway Station and Bus Station and only a few minutes walk from Union Street, the property is therefore ideally placed for the excellent shopping centres, pubs, clubs, restaurants and recreational facilities. The property is also within close proximity of the oil related offices at Altens and Tullos industrial estate the recently restored Duthie Park with its many attractions including the winter gardens.

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

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.