



16 Ruthrieston Circle,
Aberdeen, AB10 7JX

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Kitchen

Deceptively spacious one bedroom ground floor flat with large private gardens

- Rear facing lounge with direct access to the kitchen
- Fully fitted kitchen with appliances included
- Spacious double bedroom with garden views
- Large walk-in cupboard provides excellent storage
- On street parking and drying green to rear
- Large area of private garden grounds



One bed.



One bathroom.



One public room.

Situated within an established residential area of Aberdeen, we offer for sale this self contained one bedroom ground floor flat, which offers well proportioned accommodation throughout.

Forming part of a substantial four flatted apartment block in a quiet location yet within easy reach of local amenities, this one bedroom flat offers ample potential for any discerning buyer. This would be an excellent opportunity for those looking for a one bedroom home within easy reach of the Robert Gordons University Garthdee campus or perhaps those looking for a buy to let investment.

Entry to the property is to the side of the block, with the property benefiting from its own private access. Upon entry you are greeted by a spacious hallway which gives access to most of the property's accommodation along with access into a large walk-in cupboard. The lounge is peacefully located to the rear and boasts two large windows and a feature fire. The room is enhanced further by superb proportions and sound proofing to the ceiling. Accessed from the lounge, the kitchen is fitted with a range of base and wall units, dark grey work surfaces, stainless steel sink with mixer tap and splash back tiling.

The large double bedroom is located to the front of the property and offers ample space for free standing furniture as required. It is believed that similar properties in the area have been reconfigured to create two bedrooms, which offers great potential. Buyers are required to obtain the correct planning consent before any works are carried out.

Completing the internal accommodation is the bathroom which has a bath, WC and wash hand basin. The room is completed by tiling to the walls and a side facing window.



Bedroom



Bedroom



Bathroom

Outside, the front garden directly in front of the bedroom belongs to the property and spans all the way to the railings by the pavement.

The garden is laid many to lawn with mature flower beds, shrubs and trees offering enhanced privacy from the street and pops of seasonal colour. Neighbouring properties have utilised this space for off street parking, but equally offers a sizeable area of exclusive garden grounds. Buyers are required to obtain the correct planning consent before any works are carried out.

To the rear, there is a second area of exclusive garden ground to the left, where a shed and old coal storage is located. This area is main laid to lawn. There is also a shared drying green, which again is laid to lawn



Rear Garden

Accommodation

Lounge	12'11" x 14'11"	3.94m x 4.55m
Kitchen	7'7" x 8'5"	2.31m x 2.57m
Bedroom	19'8" x 10'8"	6m x 3.25m
Bathroom	6'2" x 6'0"	1.88m x 1.83m



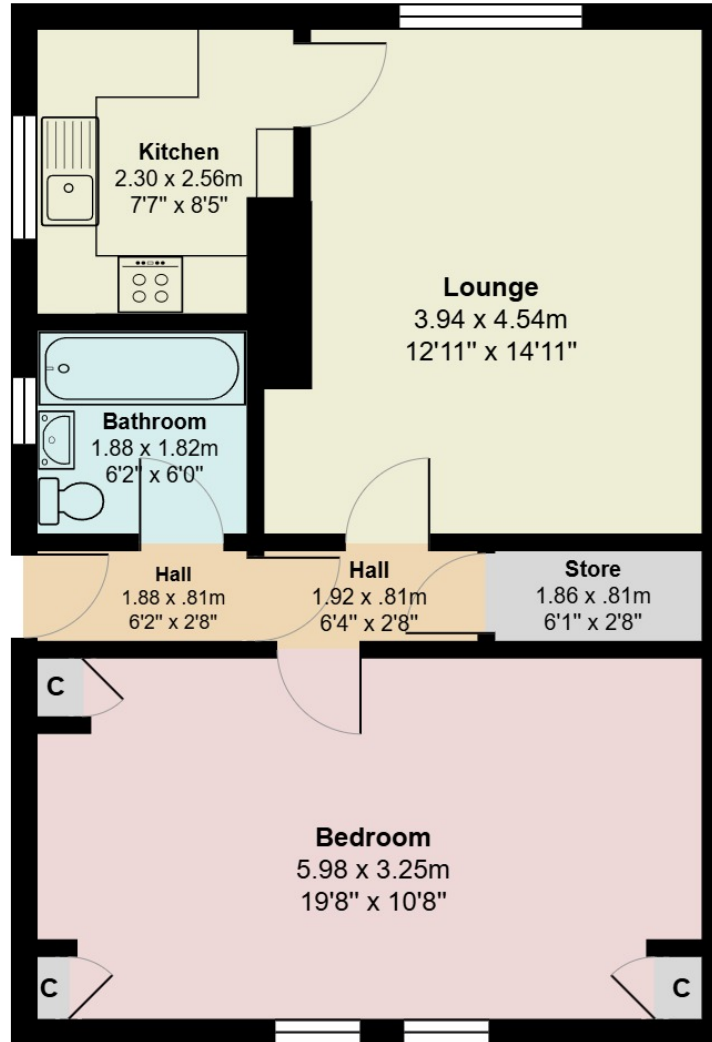
Side Entrance



Front Garden

Floorplan

16 Ruthrieston Circle



Directions

To reach the property from Union Street turn left at the traffic lights at the top onto Holburn Street. Travel a good distance along, under the foot bridge at Gray Street, then turn second right into Ruthrieston Place. At the end of Ruthrieston Place is Ruthriston Circle where number 16 is located to the right. Please note vehicle access will need to turn left at the end of Ruthrieston Place and follow the road round, where number 16 is located on the right.

Location

Ruthrieston Circle is accessed from Holburn Street and lies within easy walking distance of the Bridge of Dee shopping centre and Robert Gordon's campus at Garthdee. The city centre with its wealth of amenities is only a short distance away and regular public transport to many parts of the city and beyond is available on Holburn Street itself. The subjects enjoy good access to Anderson Drive and therefore to the business centres to the north and south of the city.

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.

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