



183 Crown Street, First Floor Right,
Aberdeen AB11 6JA

Offers over **£75,000**

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estate agency



Lounge



Bedroom

**183 Crown Street, First Floor Right,
Aberdeen AB11 6JA**

One bedroom first floor flat

- Security Entry System
- Double Glazing and Electric Heating
- Ideal first time purchase or letting investment
- Traditional features including high ceilings and skirtings
- Modern Kitchen with appliances included in sale
- Generous Lounge to front



One bed.



One bathroom.



One public room.

Situated within an upgraded tenement to which entry is gained by a security door locking system, this top floor flat represents excellent value for money and would be an ideal first time purchase, student purchase or letting investment.

With its high ceilings and tall windows, the flat is lovely and bright and has been tastefully presented throughout with neutral décor and complementing floor coverings to offer contemporary living in a convenient location.

Upon entry, the welcoming entrance hall is presented with crisp white décor with attractive wooden flooring which flows through much of the flat. The hallway provides access to all rooms and there is a security entry handset in place. Enjoying a front facing aspect, the traditional lounge is a beautifully bright, light and airy room boasting a tall window which allows light to flood the space. This room showcases lovely period detail including double skirtings, high ceiling and cornicing.

The sleek kitchen also enjoys a front facing aspect and is fitted with a range of contemporary gloss base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with splashback behind. There are a range of integrated and freestanding appliances including oven, hob with extractor hood above, washing machine and fridge freezer.

The double bedroom is of good proportion, enjoying a quiet aspect to the rear of the property. The room boasts high level tall windows with excellent built-in cupboard along with further space available for freestanding items of furniture.

Completing the accommodation is the well appointed shower room featuring walk-in shower enclosure with tiled walls, wash hand basin, WC, and laid with a tiled floor.



Shower Room

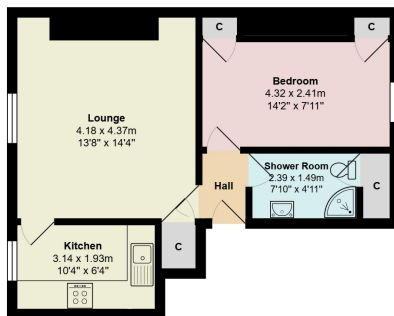


Exterior

Accommodation and plans

Lounge	13'8" x 14'4"	4.17m x 4.37m
Kitchen	10'4" x 6'4"	3.15m x 1.93m
Bedroom	14'2" x 7'11"	4.32m x 2.41m
Shower Room	7'10" x 4'11"	2.39m x 1.5m

183 Crown Street



Directions

From Union Street turn into Crown Street and number 183 is a short distance along on the left hand side.

Location

Crown Street is situated just off Union Street and accordingly a wide variety of pubs, clubs, restaurants and leisure facilities are all close to hand. Most parts of Aberdeen are readily accessible by a variety of arterial routes and the nearby bus and railway station offer easy accessibility to most other parts of the city with rail services to Dyce particularly convenient.

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.