



1 Clarks Lane,
Old Aberdeen, Aberdeen, AB24 1UF

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Lounge



Kitchen Diner



Kitchen Diner

Charming two bedroom home, located in the heart of old aberdeen

- Charming home two bedroom home
- Located in the heart of Old Aberdeen
- Spacious lounge with dual aspect views
- Bright and airy kitchen diner
- Two double bedrooms, one with a built-in wardrobe
- Gas central heating



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this charming B Listed two bedroom home which is steeped in history and tradition while providing modern comforts.

With its location within Old Aberdeen, the University of Aberdeen Campus is within walking distance, making this an appealing property for any academics but is also most conveniently located for the oil and commercial centres at Bridge of Don, the attractions of the Beach, and only minutes from Aberdeen's vibrant city centre. There are shops to hand for everyday requirements and regular public transport for ease of travel to the wider city.

Upon entering the property, you are greeted by a spacious and inviting hallway, which boasts a large walk-in cupboard where the modern boiler is located.

The lounge is located in the heart of home, enjoying excellent proportions allowing for a variety of free standing furniture as required. The room is filled with light through dual aspect views to the front and rear. There is a sizeable cupboard found in the far left corner.

The kitchen diner is a generous size, with two good sized windows creating a light and airy space. A range of wall and base units are in place to provide storage and work top space. There is space for a dining table and chairs, if desired. The room is completed with a tiled splashback and laminate flooring.

A rear hallway, which is accessed via the lounge, leads to the remaining accommodation.



Bedroom



Bedroom



Bedroom

There are two double bedrooms, with both benefiting from a peaceful rear aspect. The bedroom closest to the lounge is further enhanced by a built-in wardrobe.

The accommodation is completed by the family bathroom which comprises a bath with electric overhead shower, hand wash basin, WC, tiling to the wet areas and laminate flooring.

An exclusive area of slabbing is found to the rear of the property and extends to the length of the property. This is accessed via a gated garden which is allocated to the neighbouring property.

Please note all items will be removed from the property prior to legal completion.



Bathroom

Accommodation

Lounge	11'9" x 14'6"	3.58m x 4.42m
Kitchen Diner	13'7" x 10'7"	4.14m x 3.23m
Bedroom	10'8" x 10'6"	3.25m x 3.2m
Bedroom	8'3" x 10'6"	2.52m x 3.2m
Bathroom	7'5" x 5'3"	2.26m x 1.6m



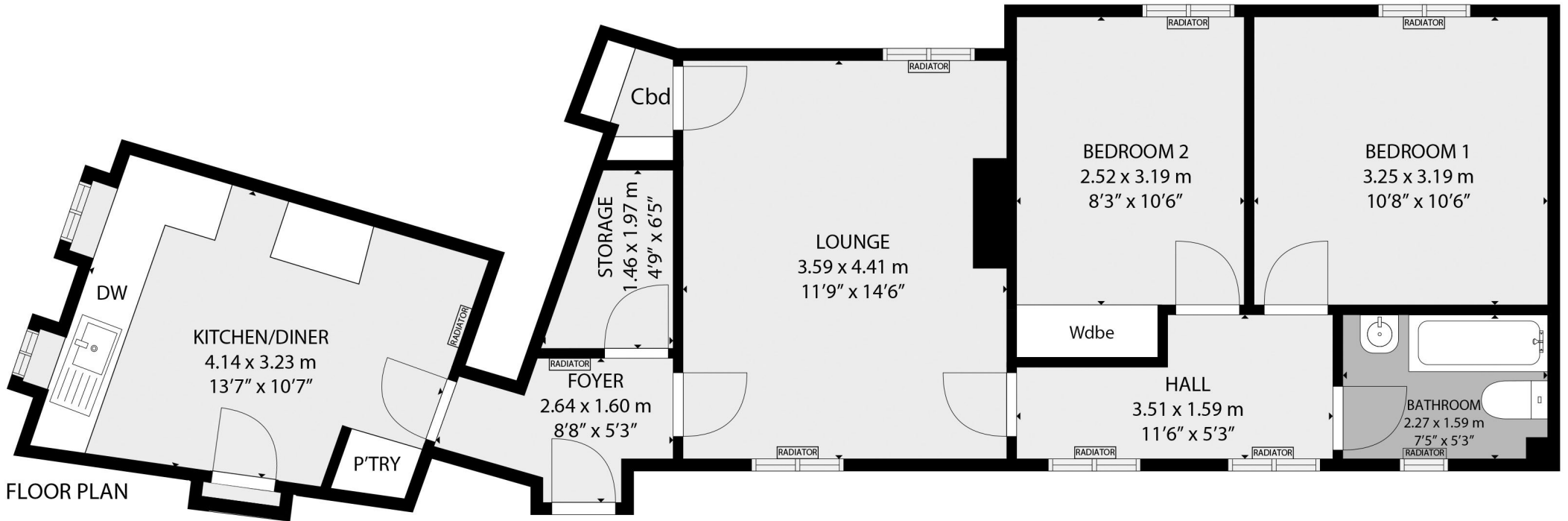
Exterior



Exterior



Floorplan



Directions

Travel on King Street (towards the Bridge of Don) and at the School Road/St Machar roundabout take the first exit and Dunbar Street is a short distance away on the right. The entrance to Clarks Lane is opposite 82 Dunbar Street.

Location

The property is located within the historic area of Old Aberdeen, only minutes walk from the University of Aberdeen Campus, and close to the open spaces of Seaton Park and the River Don. A choice of convenience stores can be found nearby and a regular bus route links King Street with the city centre, and thereafter to all parts of the city and suburbs.

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

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