



18 FFR, Great Western Place,
Aberdeen, AB10 6QL

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**18 FFR, Great Western Place,
Aberdeen, AB10 6QL**

Well presented, one bedroom first floor flat

- Fantastic, West End location
- Bright and spacious Lounge
- Fully fitted Kitchen with white good included
- One well-proportioned Bedroom
- Bathroom with shower over bath
- Shared rear garden



One bed.



One bathroom.



One public room.

Situated within a well maintained building, to which is accessed by security door entry system, we are delighted to offer for sale this one bedroom first floor flat which enjoys a superb West End location.

The property enjoys the benefits of gas central heating, double glazing and a security entry system and would represent an excellent purchase for the first time buyer or those looking to move into a quality West End property with a range of traditional features and move in with the minimum of inconvenience.

The extremely bright and spacious lounge boasts a beautiful bay window overlooking the front of the property drawing in ample natural light. The fireplace mantle is the main focal point of the room with alcoves at either side, each with shelving low level built-in storage cupboards.

The fully fitted kitchen has been fitted with a range of base and wall units with complimenting work tops and tiled splash back for convenience. All white goods will be included within the sale.

With a quiet aspect overlooking the shared garden to the rear, the well proportioned double bedroom is laid with neutral carpeting and boasts excellent storage by the built in cupboard's which surround the bed.

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin.

There is a shared rear garden to the rear with lovely patio area. On street parking may be available by way of a Permit, which can be obtained from Aberdeen City Council, for which an annual charge is payable.



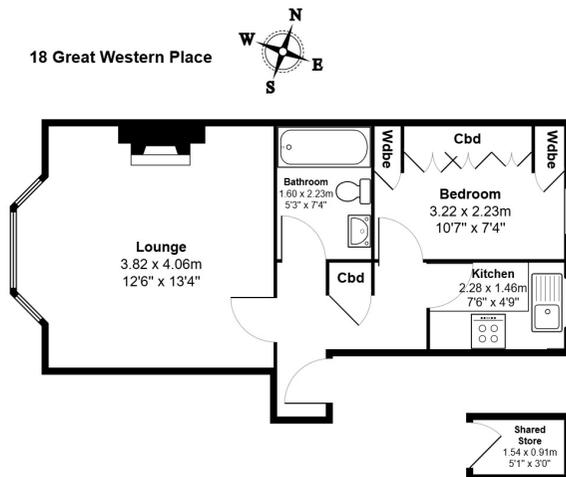
Bedroom



Bathroom

Accommodation and plans

Lounge	12'6" x 13'4"	3.81m x 4.07m
Kitchen	7'6" x 4'9"	2.29m x 1.45m
Bedroom	10'7" x 7'4"	3.23m x 2.24m
Bathroom	5'3" x 7'4"	1.6m x 2.24m
Shared Store	5'1" x 3'0"	1.55m x .91m



Directions

From the West End of Union Street turn left onto Holburn Street. Take the third right onto Great Western Road and first right onto Great Western Place.

Location

Great Western Place lies off Great Western Road in a sought after city centre location. Union Street, Aberdeen's main thoroughfare is within 5 minutes walking distance, as are the wealth of amenities including shops, restaurants and recreational facilities. The subjects enjoy easy access to the Robert Gordon campus at Garthdee which is some 15 minutes walk from the property and regular public transport is readily available to this and many parts of the city. Enjoying easy access to Anderson Drive, and to the business centres to the north and south of the city, Aberdeen Airport and the ARI Hospital complex at Foresterhill. The businesses within the Albyn and Queen's Cross areas of the city are easily accessible on foot.

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

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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.