



48B Forest Road,
Aberdeen, AB15 4BP

ledingham
chalmers
estate agency



Lounge



Lounge



Kitchen/Diner

Well-presented, two bedroom, top floor flat situated in a sought after location

- Fantastic, sought after location
- Fantastic storage options
- Bright Lounge with dual fuel stove
- Fully fitted Dining Kitchen
- Lovely sea view from the Lounge and front Bedroom
- Gorgeous Garden with exclusive areas



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this impressive two bedroom flat with spacious accommodation throughout. Set in the heart of Aberdeen's West End, the property forms part of a traditional granite villa in one of Aberdeen's most sought-after streets.

The flat has been freshly painted throughout and retains numerous traditional features throughout, whilst also benefiting from all the comforts of modern living. The property features well-proportioned rooms throughout giving the property a bright and airy feel. Boasting an enviable position in one of the most desirable West End streets, this is a fantastic opportunity for those looking for a spacious property with fantastic storage options and the added benefit of outdoor space.

The building is firstly entered via secure door entry system, the flat itself is then located on the top floor. From the front door and up some stairs viewers are then greeted into the welcoming entrance hall which provides access to all accommodation and houses the hatch to the large loft.

The lounge is situated to the front of the property and is exceptionally spacious. A large window with secondary glazing and shutters allows in ample natural light which further highlights the wooden floors. A fantastic focal point of this room is the wood burner, which gives an elegant feel to the room. The flue along with the boiler have both recently been installed.

The kitchen enjoys a rear aspect and is fitted with a range of grey base and wall units with complimenting worktops and tiled splash back. Ample space is afforded for a dining table as desired.



Kitchen/Diner



Hallway



Bedroom

There are two spacious double bedrooms, the first is located to the front of the property, benefits from a new carpet and offers ample space for free-standing furniture. The second double bedroom benefits from a quiet rear aspect and built in storage.

Completing the internal accommodation is the bathroom comprising shower over bath powered by mains, wc and wash hand basin. All wet areas have been fully tiled for convenience.

A wonderful feature of this property is the rear garden with shared and exclusive areas of lawn and patio this is ideal for the safe play of children and pets alike or also to enjoy al fresco dining.



Bedroom

Accommodation

Lounge	18'2" x 14'11"	5.54m x 4.55m
Kitchen/Diner	11'5" x 13'0"	3.48m x 3.96m
Bedroom	13'5" x 13'4"	4.09m x 4.07m
Bedroom	13'3" x 13'3"	4.04m x 4.04m
Bathroom	5'10" x 10'5"	1.78m x 3.18m

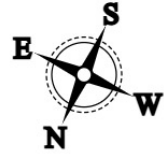


Bathroom

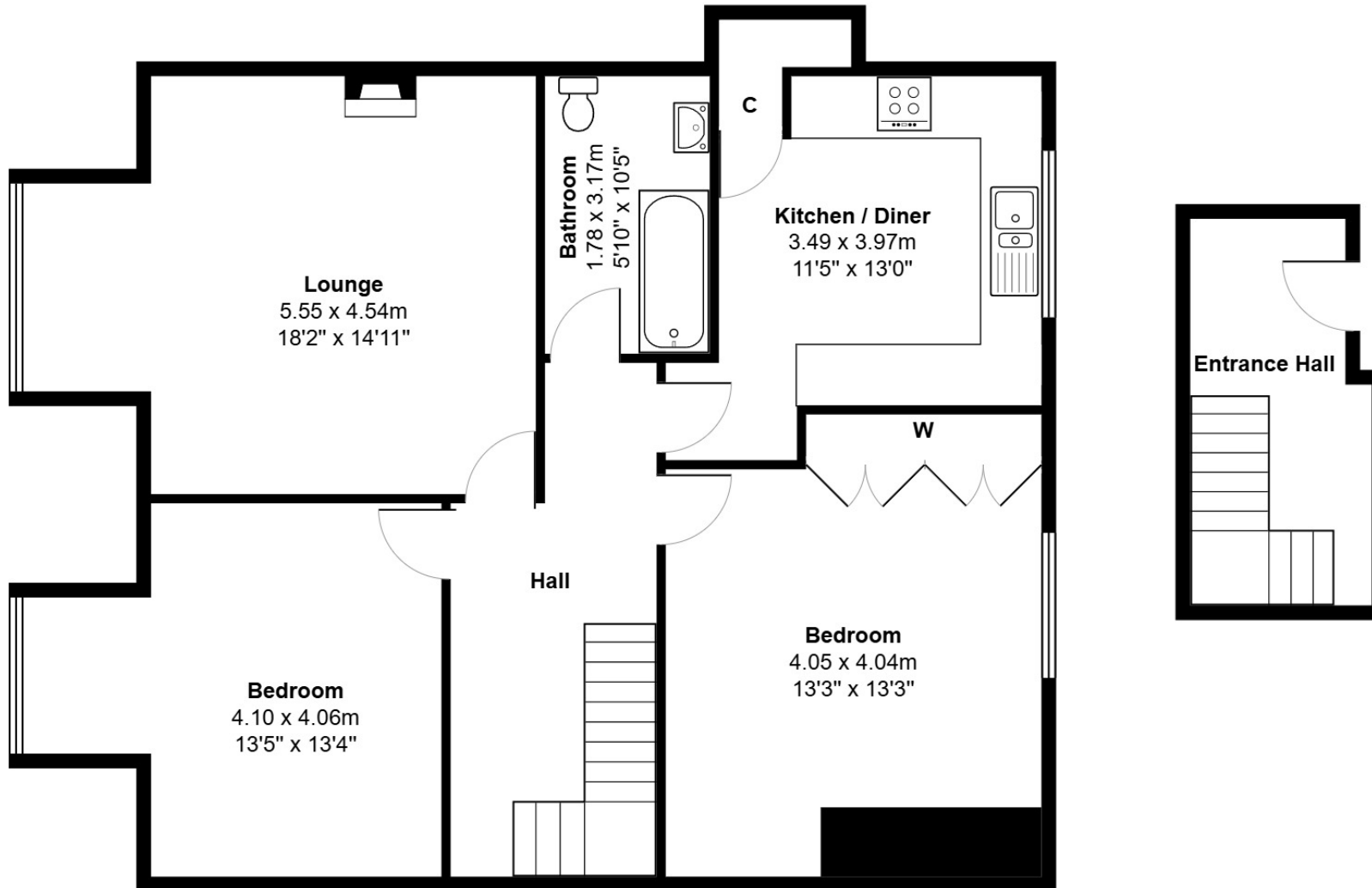


Garden

Floorplan



48 Forest Road



Directions

From the west end of Union Street continue onto Alford Place and Albyn Place; at the Queen's Cross roundabout take the second exit onto Queen's Road; at the King's Cross roundabout take the third exit onto Forest Road.

Location

Forest Road is situated in the west end of Aberdeen in an area well served by local shops and by public transport facilities and the west end of the City and Union Street itself are within relatively easy walking distance and accordingly a wide range of pubs, clubs, restaurants and leisure facilities are readily available. There are a number of private schools in the City including Robert Gordon's College, St Margaret's School and Albyn School and the International School in Cults. There are also two universities and several colleges of further education.

Arrange a viewing

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.