



**38 Margaret Place,**  
Aberdeen, AB10 7GB

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen



Kitchen

## Two bedroom second floor flat

- Beautifully presented, truly move in ready flat
- Stylish flooring and decor throughout
- Security Entry System
- Allocated Residents and Visitors Parking
- Modern Kitchen with appliances included
- Two excellent sized Double Bedrooms



**Two** beds.



**One** bathroom.



**One** public room.

**Set within a well maintained modern development, in a prime location of the city centre within a short distance to Robert Gordon University, we are delighted to present this spacious two bedroom second floor flat for sale.**

This beautifully presented flat boasts an enviable aspect, ample storage space and generous room dimensions, making this an ideal purchase for any first time buyer or for those looking for a buy to let investment.

Upon entering the flat, the vestibule leads to the inner hallway which has a large storage cupboard, wall mounted security entrance handset and access to all accommodation.

The lounge benefits from modern decor complimented by the quality carpeting, with a window offering pleasant views and flooding the space with natural light. The tree lined views give an enhanced feeling of seclusion and is a lovely backdrop to enjoy all year round.

The stylish kitchen is fitted with a comprehensive range of wall and base mounted units, finished in dark grey and white with contrasting work surfaces, splash back and under unit lighting. The room is large enough for an area for dining and all appliances are generously included in the sale.



Bedroom



Bedroom



Bathroom



Hallway

There are two generous sized double bedrooms, both allowing space for a range of bedroom furniture and one of the rooms benefiting further from a substantial built-in open wardrobe providing excellent hanging and storage. Both rooms are decorated in tasteful modern decor with complementing neutral carpeting.

The centrally located bathroom is fitted with a white three piece suite with over the bath shower. The WC and wash hand basin are set into a storage vanity unit which provides useful storage. The room is completed by easy kept aqua panelled walls above the bath and sink with stylish grey flooring.

All communal areas are maintained by a factor with a set monthly fee and liability for shared payment of any works needing to take place.

There are deep well stocked shrubbery beds, mature trees and areas of grass. The car park is shared with all residents' with an allocated residents parking space and ample space for visitors, which is a rarity for properties so close to the city centre.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Accommodation

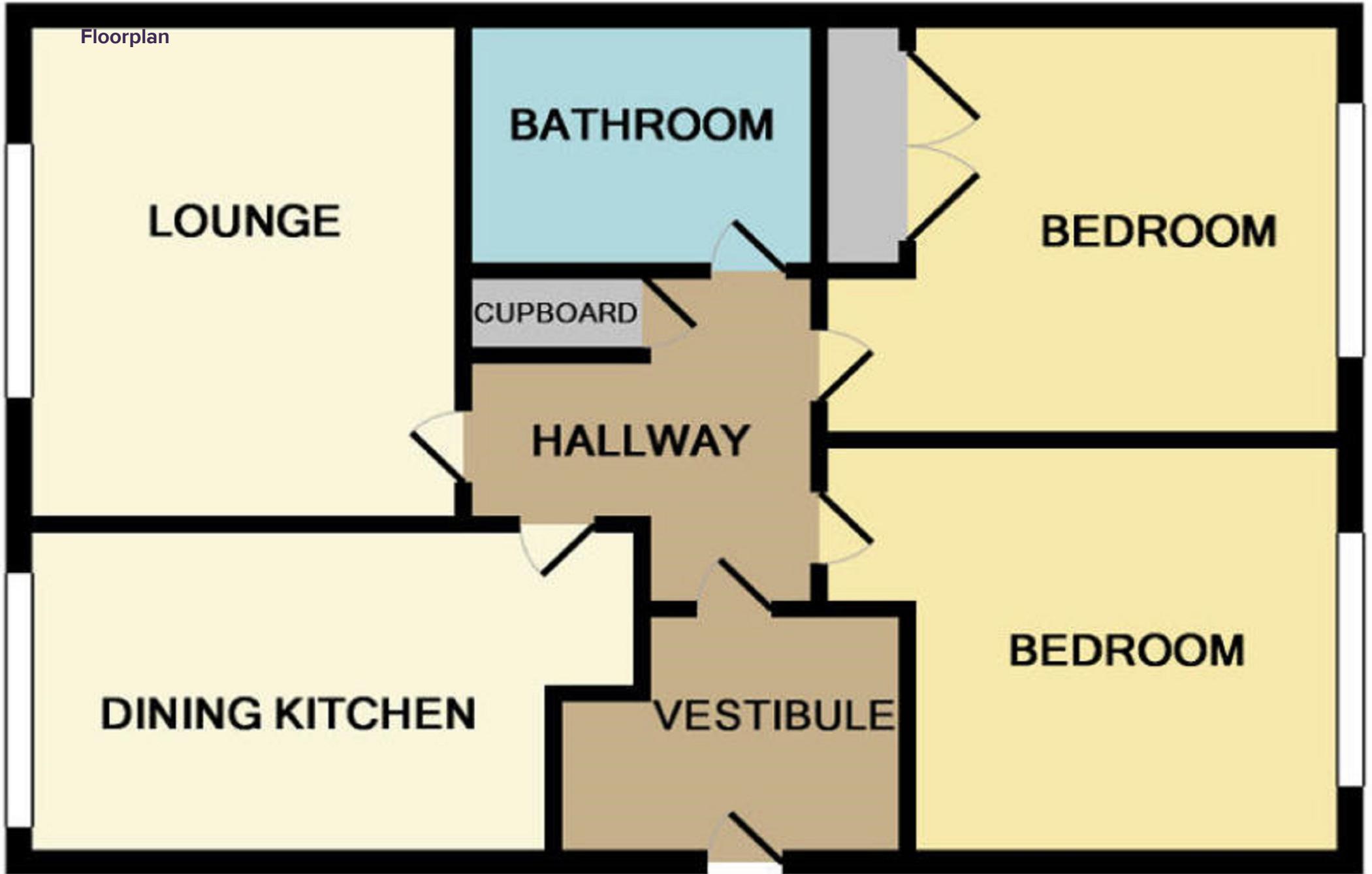


Exterior



Exterior

Floorplan



LOUNGE

BATHROOM

BEDROOM

CUPBOARD

HALLWAY

DINING KITCHEN

VESTIBULE

BEDROOM

## Directions

From the west end of Union Street, turn left onto Holburn Street. Continue straight ahead. Turn right into Margaret Place. The property is in the development located straight ahead.

## Location

Margaret Place is situated just off of Holburn Street an area is well served by local shops, supermarkets and public transport facilities. The location is close to the Aberdeen ring road and offers easy access to most parts of the city. The Robert Gordon University Campus is also situated nearby, as is the Duthie Park with its many attractions including the Winter Gardens.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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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.