



64, GFL, Broomhill Road,
Aberdeen, AB10 6HT

**ledingham
chalmers**
estate agency



Lounge / Kitchen



Lounge / Kitchen



Bedroom

Immaculately presented, two bedroom flat with exclusive front garden

- Immaculately presented, in true move in condition
- Spacious accommodation throughout
- Contemporary Kitchen and Bathroom
- Two well-proportioned Bedrooms
- Shared Garden to the rear with exclusive shed
- Charming, exclusive front Garden to the front



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this immaculate and deceptively spacious ground floor, two bedroom flat with exclusive front garden, which is located in a prime location just a short distance from Aberdeen city centre.

This immaculately presented property has been fully upgraded and maintained to a high standard throughout and enjoys a convenient ground floor position. The property further benefits from an exclusive patio area to the front and shared lawn to the rear.

Viewers are sure to be impressed with the light and airy feel this property has to offer, with an open plan layout lending well to modern life.

The building is entered via a door located to the front, which is shared with the rest of the residents. The communal hallway is well maintained and clean.

Upon entering the property, you are greeted into the welcoming hallway which boasts a storage cupboard.

Sure to be the heart of this home is the spacious open plan lounge and kitchen. This room is large enough for individual areas for both lounge and dining, making this an enviable spot for entertaining and socialising. A window to the rear garden provides pleasant views and floods the room with natural light.

The well-appointed kitchen has been fitted with a good range of contemporary base and wall units with complimenting worktops and integrated appliances.



Bathroom



Bedroom



Exterior



Exterior

Located just off of the kitchen is the first double bedroom which benefits from a quiet rear aspect and a built in mirrored wardrobe offering fantastic storage options.

The sizeable second bedroom is located to the front of the property and looks out onto the exclusive front patio. Plentiful space is afforded for a variety of free standing furniture.

Completing the internal accommodation is the modern bathroom with shower over bath, wc and wash hand basin.

To the rear there is a well maintained, shared rear garden with high walls creating a peaceful and secluded feeling. There are two shared outside cupboards and an exclusive shed.

The exclusive front patio is the perfect spot to relax and enjoy your morning coffee.

This fantastic property is presented in true move in condition and early viewing is strongly recommended to appreciate the fantastic location on offer.

Accommodation

Lounge / Kitchen	15'0" x 16'0"	4.57m x 4.88m
Bedroom	8'0" x 11'4"	2.44m x 3.46m
Bedroom	10'9" x 13'5"	3.28m x 4.09m
Bathroom	5'2" x 10'5"	1.58m x 3.18m



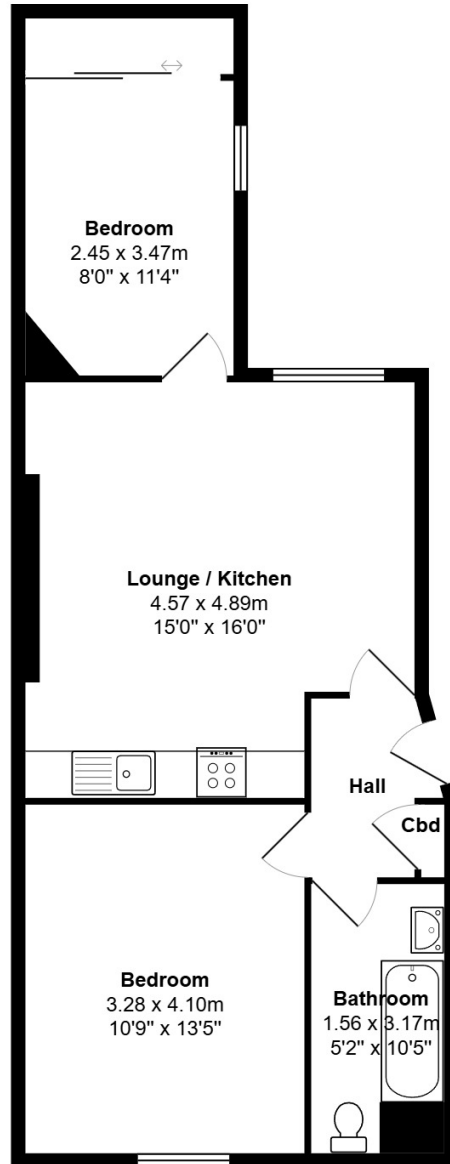
Exterior



Exterior

Floorplan

64 Broomhill Road



Directions

From Union Street, turn onto Holburn Street continue through the traffic lights and carry straight on at the roundabout at Great Southern Road take the second exit off the mini roundabout onto Broomhill Road and number 64 is located a short distance on your right hand side.

Location

The property enjoys a pleasant location on Broomhill Road which lies to the South West of the City Centre with regular public transport readily available nearby. Local shops and amenities are on the doorstep and the subjects enjoy easy access to Anderson Drive, Robert Gordon University's Garthdee Campus, Aberdeen Royal Infirmary Complex and to the business centres to the north and south of the City.

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 appointment telephone 07587694033 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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