



TFL, 60 Urquhart Road,
Aberdeen, AB24 5LX

**ledingham
chalmers**
estate agency



Lounge/Kitchen/Diner



Bedroom

**TFL, 60 Urquhart Road,
Aberdeen, AB24 5LX**

Two bedroom, top floor flat

- Within close proximity to Aberdeen city centre
- Open plan Lounge/Kitchen
- Two well-proportioned Bedrooms
- Top floor accommodation
- Shared Garden to the rear
- On street permit parking



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this two bedroom, top floor flat which is located mere moments from the city centre and Aberdeen Beach.

Upon entering the property, the welcoming hall provides access to all accommodation and houses the security entry system to the property.

The lounge/kitchen/diner is on open plan which is ideal for modern living. The lounge boasts a large window allowing natural light to flood the room, there is also a generous amount of space for a range of furniture as desired.

The kitchen has been fitted with a range of black gloss base and wall units with complimenting work tops and tiled splash back. All appliances will be included within the sale.

There are two double bedrooms, both are lovely and bright and offer ample space for a range for free standing furniture.

Completing the internal accommodation is the shower room comprising fully enclosed shower enclosure, WC and wash hand basin vanity unit.

This is an ideal purchase for first time buyers or a buy to let investment, early viewing is recommended.



Bedroom

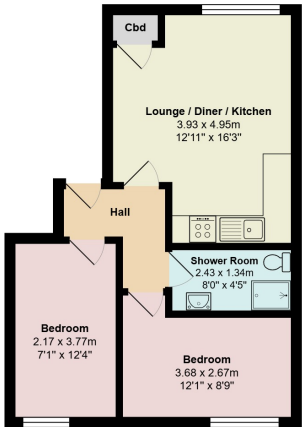


Shower Room

Accommodation and plans

Lounge/Diner/Kitchen	12'11" x 16'3"	3.94m x 4.95m
Bedroom	12'1" x 8'9"	3.68m x 2.67m
Bedroom	7'1" x 12'4"	2.16m x 3.76m
Shower Room	8'0" x 4'5"	2.44m x 1.35m

60 Urquhart Road



Directions

Travelling east along Union Street continue onto King Street, at the first set of traffic lights turn right onto East North Street. At the roundabout turn left onto Park Street, continuing straight along Park Street and you will come to the junction with Urquhart Road. Take a left again and No. 60 is situated some distance along on the left hand side.

Location

Urquhart Road is an ideal location for Aberdeen University, it is also within walking distance of Aberdeen Beach with its many recreational and leisure facilities. Nearby King Street has a good range of local amenities and excellent public transport facilities making many parts of Aberdeen easily accessible.

Arrange a viewing

Contact us

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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.