



**Flat B, 2 Cranford Road,**  
Aberdeen, AB10 7NL

ledingham  
chalmers  
estate agency



Lounge / Kitchen



Bedroom

**Flat B, 2 Cranford Road,  
Aberdeen, AB10 7NL**

**Executive ground floor two bedroom luxury  
apartment in a popular central location**

- Fully renovated two bedroom executive apartment
- Private self-contained entrance for added privacy
- Spacious open plan lounge and luxury kitchen
- High quality integrated appliances included
- Modern electric panel heating and double glazing
- Option to purchase a parking space



**Two beds.**



**One bathroom.**



**One public room.**

**We are delighted to present for sale this beautifully renovated, two bedroom self-contained executive apartment, finished to an exceptional standard throughout.**

This superb property offers spacious accommodation over one level boasting a modern kitchen, superior shower rooms and fresh neutral decor. The property is only a short distance to the west from Mannofield shops offering convenience on your door step. Excellent transport links to Union Street, local business hot spots and both Robert Gordon University and Aberdeen University allows for this property to appeal to many different buyers who are looking for a property they can move straight into with ease.

The accommodation has been well thought out and presented with clean contemporary decor and quality flooring to match. The hallway leads seamlessly into the open plan lounge/kitchen. The luxury kitchen features high quality fittings and a range of integrated appliances, creating a sleek and functional space that is perfect for both everyday living and entertaining. The lounge is a good size with space for multiple items of free standing furniture as required. There are two double bedrooms which offer a peaceful retreat, with one boasting an ensuite shower room, while the superb shower room is finished to a high specification comprising walk in shower with rainfall shower head, wall mounted sink, wc, tiling to the walls and floor and white heated towel rail, further adding to the comfort and style this fine home has to offer.

Thoughtfully designed to complement modern living, this fine apartment offers an unbeatable chance to enjoy high quality accommodation in a desirable city-centre location. Included in the sale is an allocated parking space, with additional on street parking is available close by.



**Bedroom**



**Shower room**

## Accommodation and plans

Lounge / Kitchen	19'2" x 18'10"	5.84m x 5.74m
Bedroom	10'0" x 11'1"	3.05m x 3.38m
Ensuite	4'7" x 7'10"	1.4m x 2.39m
Bedroom	8'3" x 11'1"	2.52m x 3.38m
Shower room	11'3" x 5'1"	3.43m x 1.55m



## Directions

At the West End of Union Street turn left at the traffic lights onto Holburn Street. Turn right at the next set of traffic lights onto Great Western Road. The property is some distance on the left hand side by the junction on Cranford Road.

## Location

The property enjoys a prime location in the West End of the City, well served by local amenities which include a range of independent shops and businesses serving everyday needs, leisure and recreational activities, community facilities, reputable primary and secondary schools, and a regular public transport service operating to and from the City Centre. The City's main arterial route ensures ease of access to the retail parks, leisure facilities and Robert Gordon's University Campus at Bridge of Dee, as well as most other parts of the city.

## 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.