



**56A Urquhart Road,**  
Aberdeen, AB24 5LX

ledingham  
chalmers  
estate agency



Kitchen



Lounge



Bedroom

## Architecturally designed two bedroom luxury flat

- High quality Scandi design with superb energy efficiency
- Generous lounge with fresh neutral décor
- Well-equipped kitchen with all appliances included
- Two spacious double bedrooms with built-in wardrobes
- Off street parking within private car park
- Multiple properties available if required



Two beds.



One bathroom.



One public room.

**Designed by a Norwegian architect using many Scandinavian ideas and quality products, this exceptional two bedroom flat is an ideal purchase sure to suit a variety of buyers.**

The property has been designed to the highest quality with energy efficiency in mind, offering a warm modern feel throughout.

Enjoying a quiet aspect despite its popular location, the flat was built in recent years and is part of a modern block of eight which are almost all identical.

As several of the properties are available, there are various opportunities for purchase and are equally suited as owner occupied or buy to let flats for a landlord, investor or housing association with an estimated three to be sold initially,

Further options including multi-buy or conversion where two flats on each floor can, if required, be combined. In addition, the flats are specially sound proofed to avoid noise from outside and from other flats.

Fully furnished, the spacious and bright accommodation boasts high quality finishings, carpets and commercial quality vinyl flooring, curtains, blinds and attractive decoration throughout.

The décor is in a plain Scandi look with white walls, practical neutral carpets throughout and all woodwork, doors and windows in addition to the kitchen units, finished in light natural wood.

Sky TV and broadband ready, the property boasts fully programmable electric storage and panel heaters with cheap night-time tariff, further enhancing the appeal of the property. Economic heating is prominent due to the high insulation level and draught proof double-glazed windows and doors.



**Bedroom**



**Bedroom**



Bedroom



Shower room

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The accommodation comprises lounge and dining kitchen on open plan, bathroom, hall, storeroom and two double bedrooms.

The lounge affords space for a variety of furniture and is on semi-open plan with the fully equipped quality kitchen which boasts electric ceramic hob, fan oven w/grill, cooker hood extractor, microwave w/grill, fridge freezer, washer dryer, dishwasher.

Both bedrooms are generous doubles and have excellent storage via the built-in wardrobes with mirrored sliding doors.

The shower room enjoys a wet room feel, comprising luxury walk-in enclosure, wall mounted sink, WC with concealed cistern and heated towel rail.

Further key accents of the property include the economy water heater, inter-linked smoke alarm system and high security doors with locks to all rooms and ASSA master locking system.

Privacy and security are well catered for with the telephone entry system and lighting in the mutual areas and the car park, in addition to the secure, lockable, semi-private lobby on each floor which pertains to each pairs of flats.

Externally, a charming patio with opportunity for seating and BBQ facilities and there is the added benefit of ample off-street parking within a private car park.

For servicing, all services are easily maintained as they are routed in accessible ducting with doorways within the mutual lobbies.

## Accommodation

Entrance Hall	3'11" x 11'6"	1.19m x 3.51m
Lounge	10'10" x 16'1"	3.3m x 4.9m
Dining Kitchen	8'1" x 9'8"	2.46m x 2.95m
Double Bedroom One	10'4" x 11'9"	3.15m x 3.58m
Double Bedroom Two	7'10" x 11'9"	2.39m x 3.58m
Shower Room	4'11" x 8'1"	1.5m x 2.46m

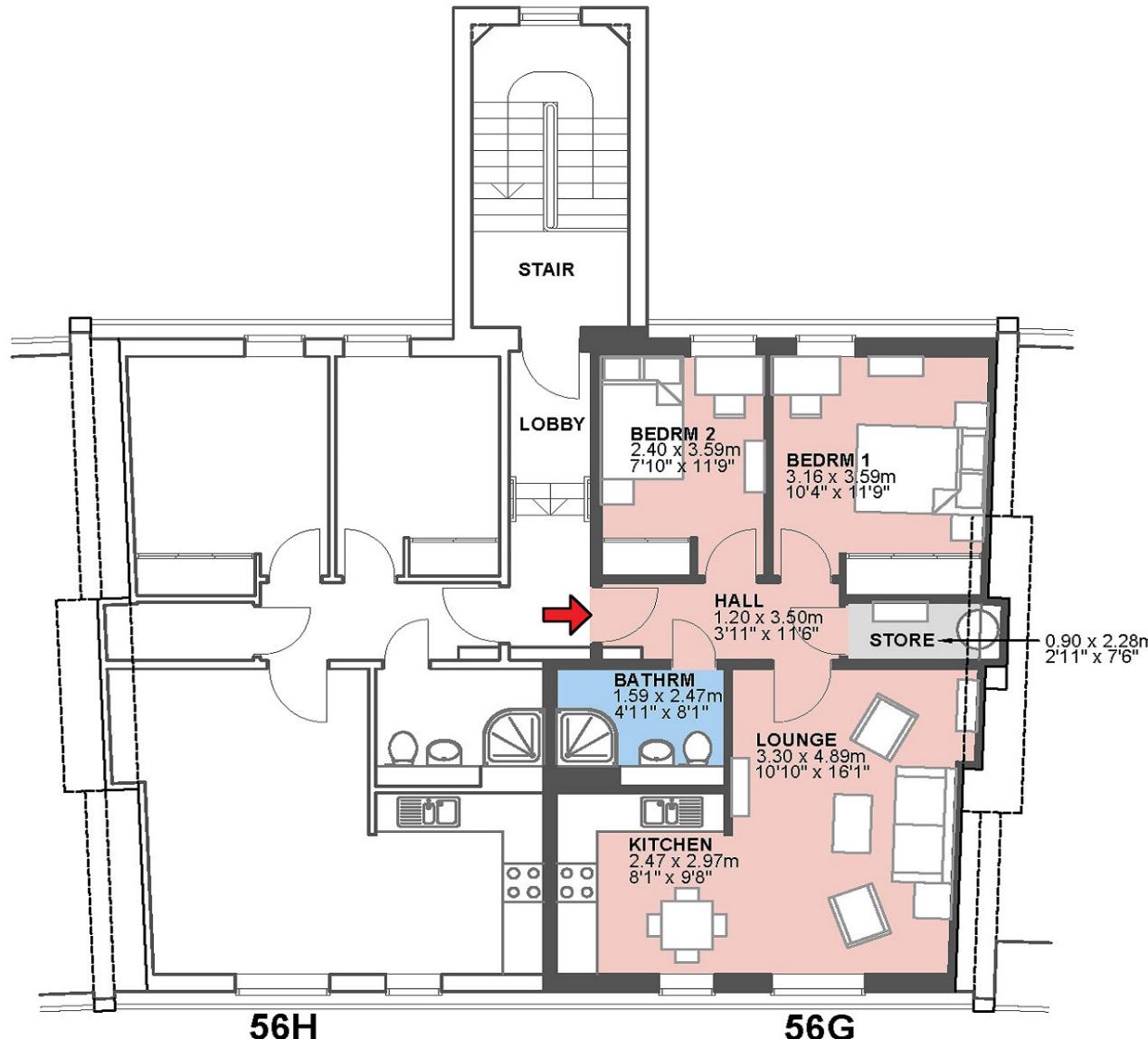


Hallway



Exterior

## Floorplan



**56 URQUHART ROAD, ABERDEEN AB24 5LX**  
**TYPICAL FLOOR PLAN AND STOREY LAYOUT**

## Directions

Travelling southwards on King Street towards the city centre, turn left onto Urquhart Road. Continue eastwards on Urquhart Road and the property is on your right-hand side. The entrance to the rear car park is first left via Urquhart Place from Urquhart Road.

## Location

Urquhart Road is a quiet yet central and convenient location, close to Morrison supermarket at King Street, Asda, Aldi and a host of other shops and recreational facilities near the beach, and near main bus routes including to RGU. The city centre and University of Aberdeen are only a 10-minute walk away, and the beach and entertainment/ leisure/ sports facilities are very close by.

## Arrange a viewing

Viewing by appointment telephone 07811 404357 or by arrangement with Ledingham Chalmers on 01224 632500

## 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.