



60L Fonthill Road,
Ferryhill, Aberdeen, AB11 6UJ

**ledingham
chalmers**
estate agency



Kitchen



Lounge



Lounge

Beautifully presented top floor flat, in a prime city centre location with private parking

- Fully renovated throughout with modern touches
- Each room boasts superb proportions
- Spacious lounge with charming bay window
- Modern kitchen and shower room
- Two double bedrooms both with built-in wardrobes
- Allocated parking space in the private car park



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this immaculate and deceptively spacious top floor two bedroom flat, conveniently located in the popular Ferryhill area of the city.

The property enjoys a top floor position to the rear of an impressive period building, which provides far reaching city views, while being incredibly peaceful and offering a high degree of privacy.

The property has been renovated thoroughly by the current owner, with each room being decorated with modern tones and high quality flooring. Note worthy upgrades include new windows, upgraded central heating system, new fire doors, new kitchen with quality finishes and upgraded shower room, which are all real selling points of this superb flat.

The property is entered via a door located to the rear of the period building. A path from the front of the building leads you to the right hand side, where when followed 60L is located in the block straight ahead. The property is located on the second/top floor.

Upon entering the property, you are greeted by a spacious and homely hallway. The hallway is the central hub of the home, which gives access to all of the property's accommodation and boasts a large storage cupboard with light which houses the boiler. A hatch to the loft space above can also be found within the hall.

The beautiful lounge is located to the front of the property and boasts excellent proportions, with a large bay window giving enviable city views and flooding the room with light. The lounge is decorated in modern green tones, with quality flooring, with there being ample space for a variety of free standing furniture as required.



Hallway



Principle Bedroom



Bedroom Two

The modern kitchen is located at the other end of the property, with a window above the sink giving far reaching views over the communal areas. The kitchen is fitted with a range of quality cashmere coloured shaker style units with co-ordinating quartz worktops, glass splashback and quality integrated appliances including a gas hob with extractor hood above, oven and washer dryer. There is ample space for informal dining and the room is decorated with modern deep blue/grey walls and quality wood effect flooring. Gold accents finish the room off perfectly.

There are two double bedrooms, one located to the side and an other to the rear. Both rooms are decorated in modern tones with quality carpeting and fitted with double door built-in wardrobes.

The shower room is finished to the highest of standards and comprises of walk-in shower, statement smart mirror, chrome heated towel rail, bathroom furniture with built-in storage, WC and wall tiling. There a black accents found throughout the space to create a modern and sleek feel.

The property benefits from an allocated parking space to the front. The garden grounds have been thoughtfully landscaped, with multiple flower beds including mature shrubbery and trees. There is a slabbed paths leading to the car park and Fonthill Road. There are communal bins which are located in a bin store. The well maintained communal areas are overseen by an appointed factor, which includes the cleaning of the communal hallway, gardening of the communal areas and arranging of any necessary works.



Shower Room

Accommodatior

Lounge	12'3" x 17'2"	3.73m x 5.23m
Kitchen	9'7" x 11'10"	2.92m x 3.61m
Bedroom	13'10" x 11'9"	4.22m x 3.58m
Bedroom	10'7" x 10'3"	3.23m x 3.12m
Shower room	6'5" x 5'11"	1.96m x 1.8m



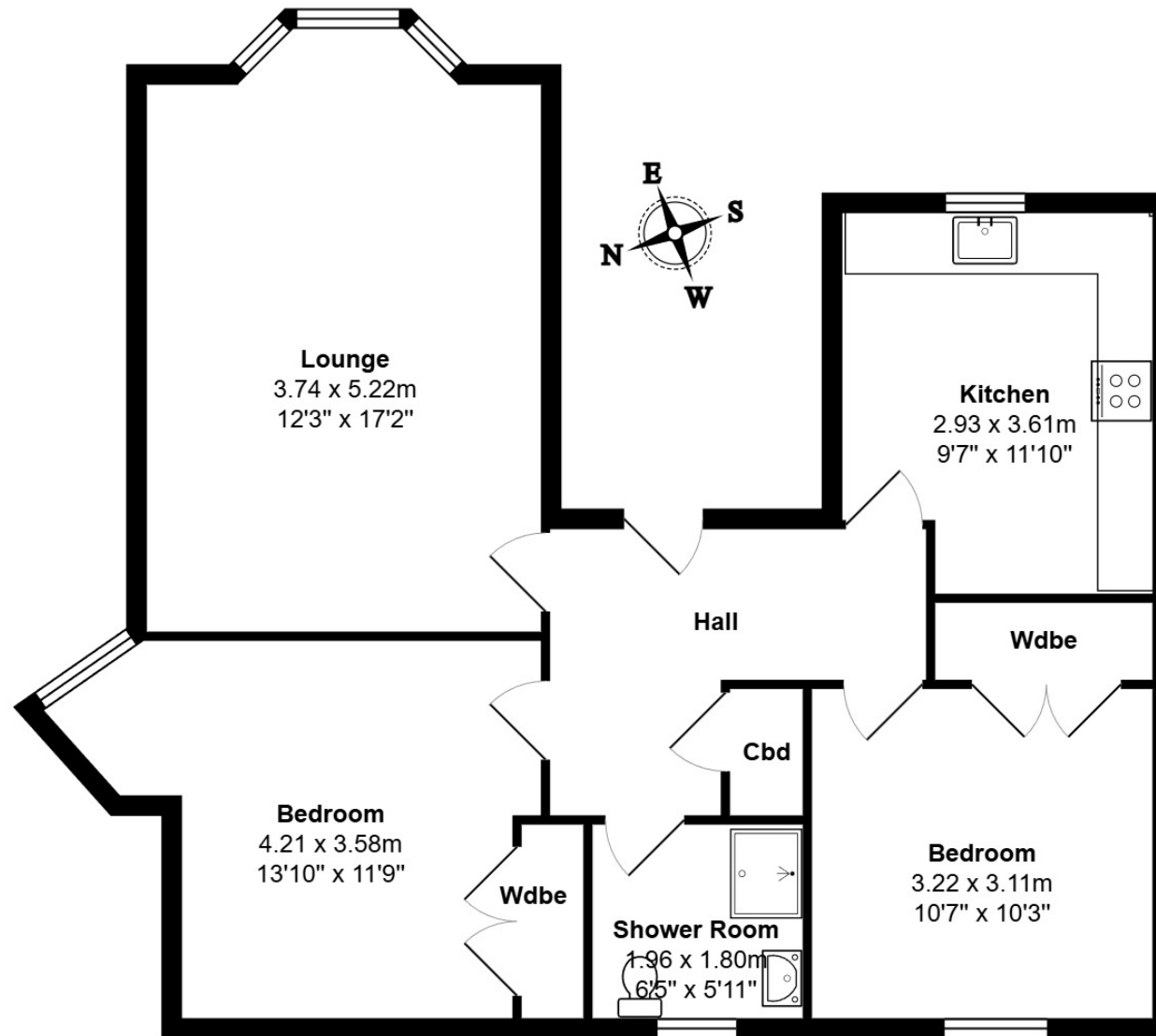
Communal Garden Grounds



Residents' Car Park

Floorplan

60L Fonthill Road



Directions

From the west end of Union Street exit left onto Holburn Street. At the traffic lights continue straight ahead and at the roundabout take the first exit onto Fonthill Road. 60L is located to the left after the turning for Albury Road.

Location

Fonthill Road is well served with a wide range of local shops for everyday needs with the City Centre easily accessible along with its wide range of amenities including shopping centres, bars, restaurants and recreational activities. The RGU Garthdee Campus is also within easy distance and there is excellent public transport to and from various parts of the City.

Arrange a viewing

Viewing By appointment telephone 07794091612 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.