



**Flat 6, 48 Skene Terrace**  
Aberdeen AB10 1RP

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen

## Flat 6, 48 Skene Terrace Aberdeen AB10 1RP

**Deceptively spacious one bedroom top floor flat, situated within the heart of the city centre**

- Peaceful top floor positioning
- Generous lounge with semi-open plan kitchen
- Double bedroom with triple built-in wardrobe
- Spacious shower room
- Exceptional first time purchase or buy to let investment
- Within walking distance of many local amenities



**One bed.**



**One bathroom.**



**One public room.**

**Forming part of a traditional building in the heart of the city, we offer for sale this one bedroom top floor flat.**

The attractive vista is instantly engaging, with a striking black and white exterior door and black overhead canopy with pillars providing a unique entrance to the property. Historians will be pleased to know that Sir David Gill, the famous Astronomer Royal, lived in the building from 1846 to 1914.

Entry to the block is via a security entry system, with the property being located on the top floor. The flat's main door leads into the main hallways, which gives access to all of the property's accommodation.

The spacious lounge is on semi-open plan with the kitchen, which is ideal for modern living. Decorated in neutral tones, the room is awash with natural light from the large window and offers an abundance of space for both lounge furniture and a dining table as desired. Access through an archway from the lounge, the kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces, incorporating a cream 1.5 composite sink and drainer as well as integrated ceramic hob and electric oven, microwave, fridge/freezer, dishwasher and washer. There is also a charming velux window.

The bedroom has a front aspect and boasts an excellent level of storage space, with deep built-in wardrobes with mirrored sliding doors. It is worth noting the boiler is located within the wardrobe. To complete the accommodation is the shower room which is fitted with a two piece suite comprising W.C., wash hand basin and a corner shower.



Bedroom



Shower room

## Accommodation and plans

|             |                |               |
|-------------|----------------|---------------|
| Lounge      | 11'11" x 15'8" | 3.63m x 4.78m |
| Kitchen     | 9'6" x 6'6"    | 2.9m x 1.98m  |
| Bedroom     | 10'11" x 12'9" | 3.33m x 3.89m |
| Shower room | 7'4" x 7'3"    | 2.24m x 2.21m |

## Directions

From the middle of Union Street, exit onto Union Terrace and continue to the end. Exit sharp left into Skene Terrace, where number 48 is a little way along on the right hand side.

## Location

Skene Terrace is located in a quiet street in the heart of the city centre, with the Central Library, His Majesty's Theatre and shops all within walking distance. Public transport is readily available to all parts of Aberdeen, with the train and bus stations also within walking distance. The zoned secondary school, Aberdeen Grammar is situated nearby and there is also easy access to both University campuses, Aberdeen and Robert Gordon's. Aberdeen College is also within easy walking distance.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[enquiries@ledinghamchalmers.com](mailto:enquiries@ledinghamchalmers.com)

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.

48 Skene Terrace Flat 6

