



7 Forest Avenue Lane,
Aberdeen, AB15 4TW

Offers over **£130,000**

**ledingham
chalmers**
estate agency



Kitchen



Bedroom one

Well proportioned self-contained two bedroom maisonette

- Generous accommodation found over two floors
- Open plan Kitchen and living room
- Bedroom one benefits from large built-in wardrobe
- Ample storage and utility room
- Situated in a prime Aberdeen City Centre location



Bedroom two



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this rarely available, well presented self-contained two bedroom maisonette, with accommodation found over two floors in one of Aberdeen's most desirable West end locations.

The property is entered from street level into the airy lower floor hallway which is fitted with luxury German vinyl floor and in turn provides access to the largest of two bedrooms, sizeable storage cupboard, utility room, and stairs to the upper floor.

The bedroom is located to the front of the property and benefits from a large built-in wardrobe with double doors, and alcove to the right is an ideal place for additional bedroom furniture. A shower cubicle can be found to the rear of the room. The utility room is of great proportions with ample room for storage along with worktop space above a gap which currently has a washer/dryer. The lower floor accommodation is completed by the bathroom which is fitted with w.c., wash basin, aqua panelling and bath with electric shower overhead.

Ascending the stairs to the upper floor you are firstly greeted by the second bedroom, with vaulted velux window ensuring the room has ample natural light. The owner has installed a remote solar powered velux blackout blind. This room is incredibly versatile and would suit a number of difference purposes.

The kitchen and living room is a fantastic open plan space is volted velux window flooding the room with light. The kitchen itself is fitted with a range of wall and base units in a modern grey colour, which provides ample storage and worktop space, it also houses a freezer and dishwasher. A useful breakfast bar



Exterior

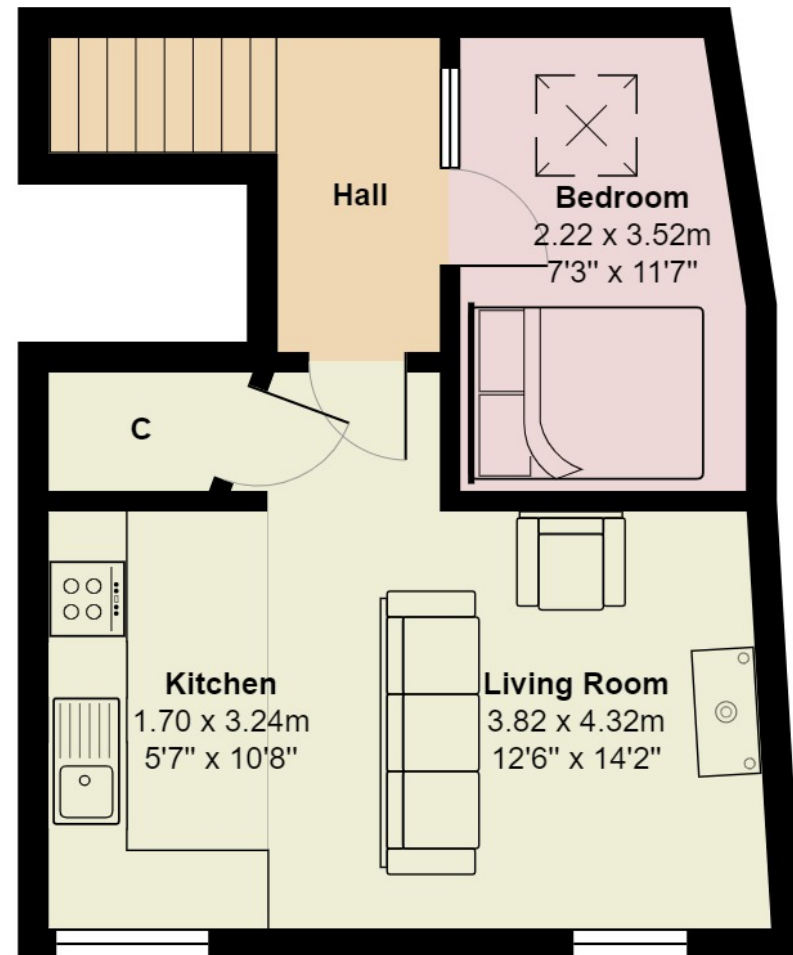
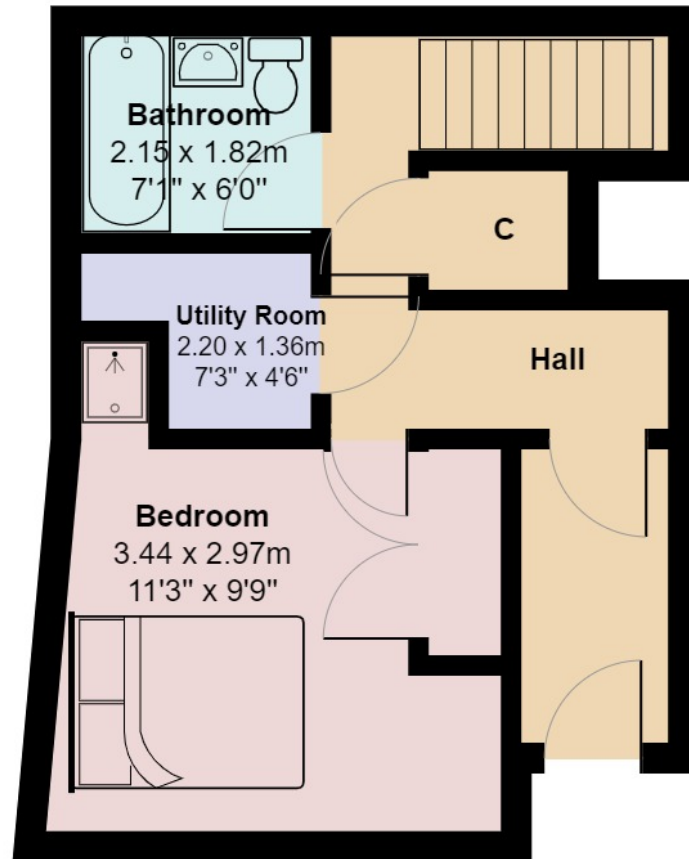
Accommodation

Kitchen	5'7" x 10'8"	1.7m x 3.25m
Living room	12'6" x 14'2"	3.81m x 4.32m
Bedroom one	11'3" x 9'9"	3.43m x 2.97m
Bedroom two	7'3" x 11'7"	2.21m x 3.53m
Utility room	7'3" x 4'6"	2.21m x 1.37m
Bathroom	7'1" x 6'0"	2.16m x 1.83m



Floorplan

7 Forest Avenue Lane



Directions

Travelling from Union Street proceed onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue a good distance along Great Western Road and turn right onto Forest Avenue. Forest Avenue Lane is found on the first left with the property being located straight ahead.

Location

The property is located on the west side of Forest Avenue Lane which runs between Forest Avenue and Forbesfield Road within the West end of the city. This is a mainly residential area, which is incredibly peaceful while being within walking distance of the city centre.

Arrange a viewing

Viewing By appointment telephone 07772 258532 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.