



74 Irvine Place,
Aberdeen, AB10 6HB

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Kitchen/Diner

Four bedroom, self-contained, double upper flat

- Fantastic location
- Bright and spacious Lounge
- Well-proportioned dining Kitchen
- Four Bedrooms
- Family Bathroom with bath and shower enclosure
- Single garage



Four beds.



One bathroom.



One public room.

Forming part of a substantial granite, property in the west end of the city this four bedroom, self contained double upper flat is offered for sale.

The property enjoys an elevated position with views across the city's skyline, although requiring a degree of modernisation it has versatile accommodation across two floors and attractive period features.

The entrance staircase leads up to the first floor hallway thereafter providing access to the principal rooms, with another staircase to the top floor.

The bright lounge benefits from a large window to the front and has a fireplace feature flanked by twin alcoves. Ample space is afforded to host a variety of free standing furniture as desired.

The dining kitchen is of fantastic proportion and has been fitted with wood effect base and wall units with complimenting work tops. All fixed appliances will be included within the sale whereas the fridge freezer can be discussed at separate negotiation.

There are two double bedrooms on this level, one to the front which features a wash hand basin, the other to the rear. Each bedroom benefits from a wealth of space for free standing furniture.

On the mezzanine level there is a cloakroom with WC and wash hand basin.



Bedroom



Bedroom



Bedroom



Bedroom

Ascending up the stairs you will find a further two bedrooms one double and one single, the double featuring a wash hand basin.

Completing the accommodation is the bathroom comprising bath, shower enclosure, WC and wash hand basin.

To the rear of the property there is shared drying green however the property does also have exclusive areas. There is also an exclusive cellar and single garage.

Accommodation

Kitchen/Diner	12'5" x 16'0"	3.79m x 4.88m
Lounge	14'6" x 14'5"	4.42m x 4.4m
Bedroom	12'2" x 11'9"	3.71m x 3.58m
Bedroom	11'1" x 13'3"	3.38m x 4.04m
WC	3'6" x 3'11"	1.07m x 1.19m
Bedroom	11'2" x 15'7"	3.4m x 4.75m
Bedroom	12'2" x 8'0"	3.71m x 2.44m
Bathroom	5'5" x 6'9"	1.65m x 2.06m



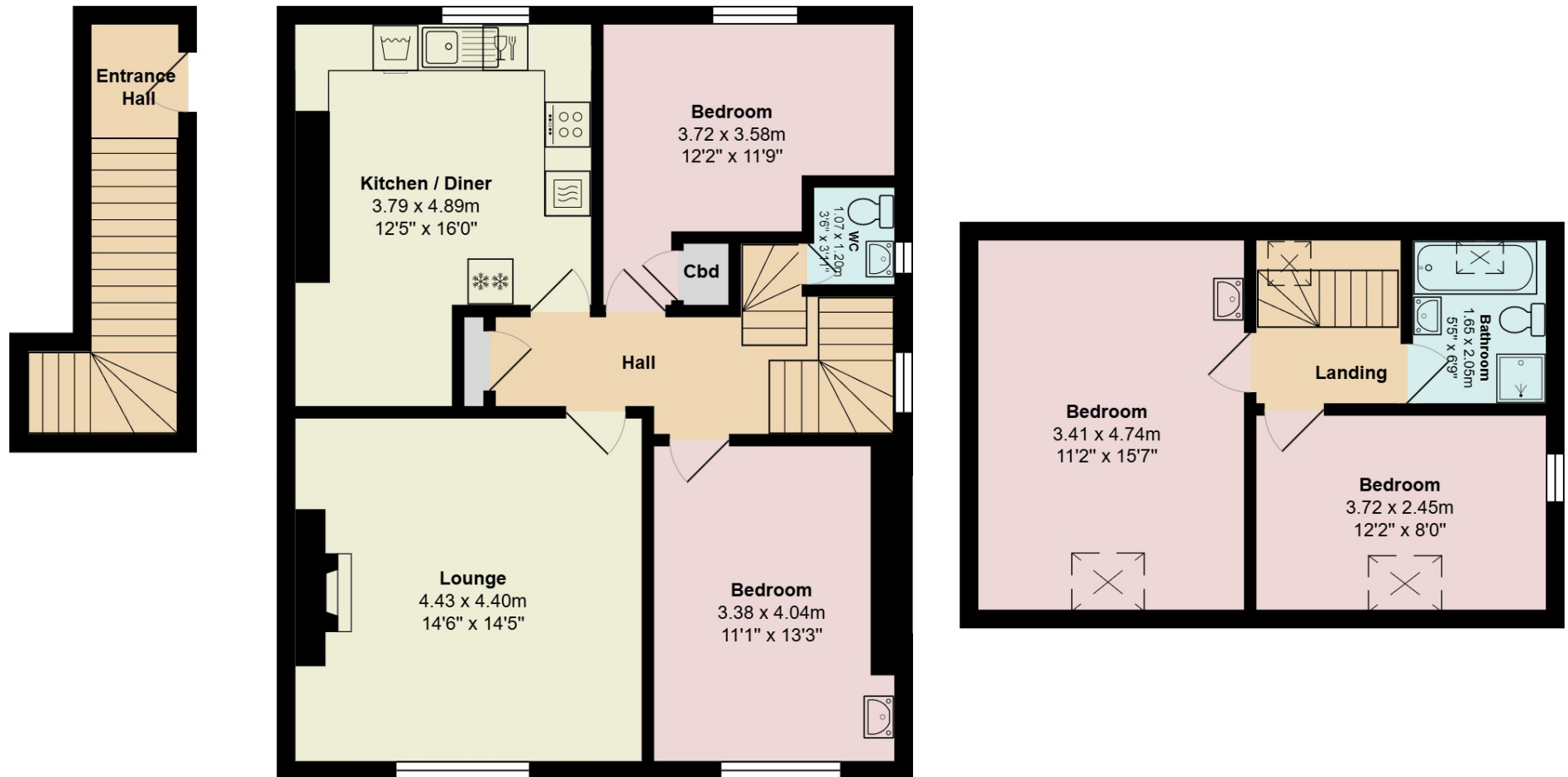
External



Garage

Floorplan

74 Irvine Place



Directions

From the west end of Union Street turn into Holburn Street and turn right at the traffic lights into Great Western Road. At the next traffic lights turn left into Holburn Road and first right into Irvine Place.

Location

Irvine Place is a residential street which lies between Great Western Road and Broomhill Road. The city's many amenities are easily accessible, the Robert Gordon University Campus at Garthdee is within easy reach, and the bus and railway stations are within walking distance. Good local shops and schools are nearby and a municipal bus service serves the area. Union Street, Aberdeen's main thoroughfare is a short walk away.

Arrange a viewing

Viewing 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.