



22 Walker Road,
Aberdeen, AB11 8BJ

Offers over **£135,000**

**ledingham
chalmers**
estate agency



Kitchen



Lounge



Lounge

Charming first floor three bedroom flat with private garden

- Ideal first purchase or buy to let investment
- Deceptively spacious double upper flat
- Generous lounge with striking duel fuel stove
- Kitchen peacefully located to the rear with area for dining
- Large attic bedroom with ample space for an office
- Secluded shared garden to the rear with large patio



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this well positioned first floor three bedroom double upper flat, located in the popular area of Torry.

Forming part of a traditional granite building, the property is well finished with bright, fresh decor and double glazing throughout, and would make an ideal first purchase or buy to let investment.

Entry is gained via a shared entrance to the front of the building, with staircase to the first floor being used only for access to this property. Upon entering the property, the generous hallway allows access to all of the property's accommodation.

The spacious rear facing lounge overflows with natural light, enjoying crisp neutral decor, fabulously off set by the striking feature duel fuel stove fire with wooden surround. The room affords a wide range of space for a variety of furniture as desired.

The kitchen is also peacefully located to the rear, with access from the lounge. A range of stylish white gloss wall and base units provide ample storage and work top space. Splash back tiling compliments the black work top adding interest to the colour pallet with tones of white, grey and black. There are three sizeable windows to enjoy West facing views, with ample space for a dining table and chairs if desired.



Bedroom



Bedroom



Bedroom



Bathroom

To the front of the property are two bedrooms. Bedroom one is a generous double bedroom with double windows allowing for an abundance of natural light to fill the room. There is an Aberdeen Press located in the far left corner and extensive built-in wardrobes. Bedroom two is a charming single bedroom which would equally make a fantastic home office if required.

Completing the first floor accommodation is the bathroom which features a bath with electric shower, WC, sink pedestal and a rear facing glazed window.

Ascending the concealed internal staircase leads to the attic floor which has been converted into a useable bedroom space with lovely bay window. The room boasts large proportions, with a storage cupboard on the back wall housing the boiler. The space makes for an enviable double bedroom with multiple areas for seating and furniture.

Externally, there is a shared multilevel garden to the rear with shared drying green. The exclusive garden grounds is located to the bottom of garden and benefits from a secluded position. There is a large area of patio, along with well maintained flower beds. There are two exclusive stores which belong to the flat. There is ample on street parking available.

Accommodation

Lounge	14'4" x 15'0"	4.37m x 4.57m
Kitchen	6'10" x 13'8"	2.08m x 4.17m
Bedroom one	10'10" x 13'8"	3.3m x 4.17m
Bedroom two	8'8" x 10'0"	2.64m x 3.05m
Bathroom	9'6" x 10'9"	2.9m x 3.28m
Bedroom three	17'0" x 19'10"	5.18m x 6.05m



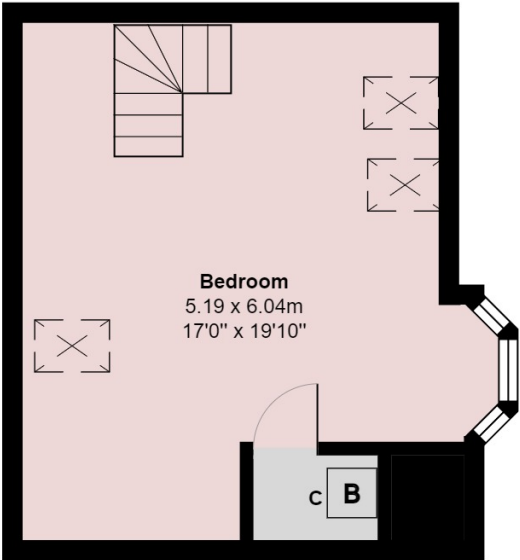
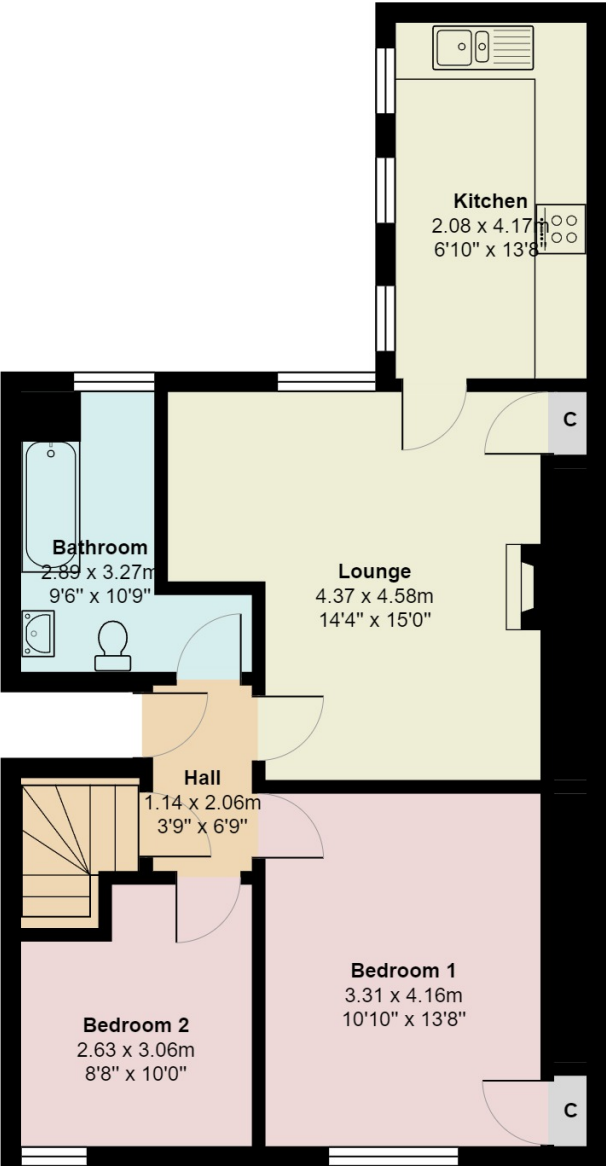
Garden



Garden

Floorplan

22 Walker Road



Directions

From Union Street, exit onto Market Street and continue straight ahead at all the traffic lights and continue straight ahead over Victoria Bridge onto Victoria Road. Walker Road is the third street on the right hand side.

Location

Torry is an established area of the city with a good sense of community. Local amenities are well provided for with a wide range of shops serving everyday needs, leisure and recreational facilities including a swimming pool and 18-hole golf course, community activities, and regular public transport. The city centre, train and bus stations are all within walking distance and good road links ensure ease of access to other parts of the city. The property is within the catchment area for the new Lochside Academy, very close to Walker Road Primary school, 10/15 mins walk to Duthie Park and 10/15 mins walk to Union Square with supermarkets close by.

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.