



50 Albert Street, Top Floor Right,
Aberdeen, AB25 1XS

**ledingham
chalmers**
estate agency



Kitchen



Bedroom

50 Albert Street, Top Floor Right, Aberdeen, AB25 1XS

One bedroom top floor flat

- Fantastic city centre location with local amenities nearby
- Situated within a well kept traditional granite property
- Light and airy Lounge with superb city views
- Kitchen with ample space for dining
- Well proportioned Double Bedroom
- Shared Garden to rear



One bed.



One bathroom.



One public room.

Situated in an ideal location for the city centre, we offer for sale this one bedroom flat which is on the top floor of a well maintained traditional granite property.

The property is serviced by full gas central heating, double glazing and is secured by an entry system. This property would be ideal for first time buyers or buy to let investors and early viewing is recommended.

The flat offers bright well proportioned accommodation, with the lounge located to front, an attractive traditional room with coving, neutral decor, laminate flooring and beautiful feature fireplace. The kitchen is located to the rear, overlooking the West End of Aberdeen and is fitted with a range of base and wall units, contrasting work surfaces with stainless steel sink and drainer with mixer tap and tiled splashback behind. There is ample space for dining and all kitchen appliances are to remain. The double bedroom is generous in size, enjoying an outlook to the front and boasting a built-in wardrobe with further space available for a range of bedroom furniture. Completing the accommodation is the bathroom which comprises of a shower over the bath set into modern aqua panelled walls, WC, wash hand basin and finished with tiled flooring.

Externally, there is a shared outhouse and garden to the rear.



Bathroom



Exterior

Accommodation and plans

Lounge	12'1" x 13'11"	3.68m x 4.24m
Kitchen Diner	7'5" x 15'2"	2.26m x 4.62m
Bedroom	8'6" x 12'11"	2.59m x 3.94m
Bathroom	4'3" x 9'4"	1.3m x 2.85m

Directions

Travelling from Union Street continue west and take a right onto Rose Street. At the first set of traffic lights turn left onto Carden Place and at the next set of lights turn right onto Albert Street. No. 50 is situated to the far end before the lights on the left hand side.

Location

Albert Street is situated in an area which is well served by local shops both in nearby Union Street and in the main Rosemount shopping area and by public transport facilities. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with the location being particularly convenient for Foresterhill Hospital and also being only a short walk form the west end of Union Street, with its pubs, clubs, restaurants and leisure facilities.

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
property@ledinghamchalmers.com

Icea.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.

