



167 Great Western Road,
Aberdeen, AB10 6PS

Offers over **£245,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Stunningly presented and upgraded two bedroom flat in popular location

- Stunning decor throughout, in true move-in ready
- Beautiful lounge with ceiling cornice and feature fire
- Well-appointed kitchen with integrated appliances
- Two exceptionally spacious double bedrooms
- Contemporary bath and shower rooms
- Shared and exclusive garden areas with garage



Bedroom



Two beds.



Two bathrooms.



One public room.

Presented in contemporary decor throughout and ideally located in the West End of Aberdeen, this two bedroom self contained flat is an ideal purchase for those looking for an outstanding property that is in true move-in condition.

The property is situated within a traditional granite building and boasts gas central heating, double glazed windows and single garage. It is worth noting there is only one other property located within the building.

Entry to the property is at the front of the building where a traditional black door gives a pleasing first impression, flowing through to the bright entrance vestibule with feature floor tiling.

A partially glazed door leads to the internal hall of the property which boasts wood effect flooring with crisp white wall decor, superbly off set by the off white hardwood doors and skirtings, which combined creates a lovely sense of warmth to the space. Two large built-in cupboards offers good storage.

The lounge is generous in size and continues with the decor theme of white tones but this time the white is completed by a green feature wall and matching wood work. Overflowing with natural light from the front facing bay window, meticulously maintained period features include the high ceiling, ceiling cornice and double height skirting which add to the traditional charm of the room.

The German made kitchen is impeccably finished with a range of modern black base units, complete with quality stone worktops and pink splashback tiling, creating a stylish statement. With composite sink, a variety of appliances are generously included within the sale comprising fridge/freezer, oven, induction hob, extractor hood above and washing machine. There are two windows which provide rear garden views.



Bedroom



En suite



Bathroom



Bathroom

The first double bedroom is a good size, offering an abundance of space for free-standing furniture, and is freshly decorated in white tones with cream coloured carpeting. Natural light flows effortlessly from the large window providing rear garden views. The room is enhanced further by the impeccable en suite shower room comprising large walk-in shower with marble tiling, hand wash basin, wc, tiled flooring and chrome towel rail. There is a built-in cupboard which houses the boiler.

Bedroom two overlooks the front of the property and is also exceptionally generous in size, with a bay window being a lovely feature of the room. The room is decorated in white and off white tones with cream carpeting.

Completing the internal accommodation is the modern bathroom, which features the same quality of finish as found in the en suite. The room comprises shower enclosure with marble tiling, free standing bath, storage vanity unit with sink above, wc, chrome towel rail and tiled flooring.

Externally, there is a tidy and well maintained shared rear garden, laid mostly to lawn with drying green, with shared use of the driveway. The garage to the right is exclusive with the property along with the small area of driveway directly in front. The area of garden to the right of the garage is also exclusive to the property along with the outhouses and area of concrete outside of the kitchen and bathroom windows. There is a rear door into the property and path to the side. The front garden is laid mainly to lawn with mature flower beds adding pops of seasonal colour. A gate leads from the street to the front door via a concrete path. The front garden (accept the area to the left by 165's entrance) and side path is exclusive to the property.

Early viewing is highly recommended for this fantastic property.

Accommodation

Lounge	12'7" x 20'6"	3.84m x 6.25m
Kitchen	12'5" x 8'9"	3.79m x 2.67m
Bedroom	12'8" x 14'10"	3.86m x 4.52m
Bedroom	12'9" x 11'1"	3.89m x 3.38m
En suite	5'1" x 10'9"	1.55m x 3.28m
Bathroom	7'8" x 8'5"	2.34m x 2.57m
Garage	9'0" x 14'10"	2.74m x 4.52m



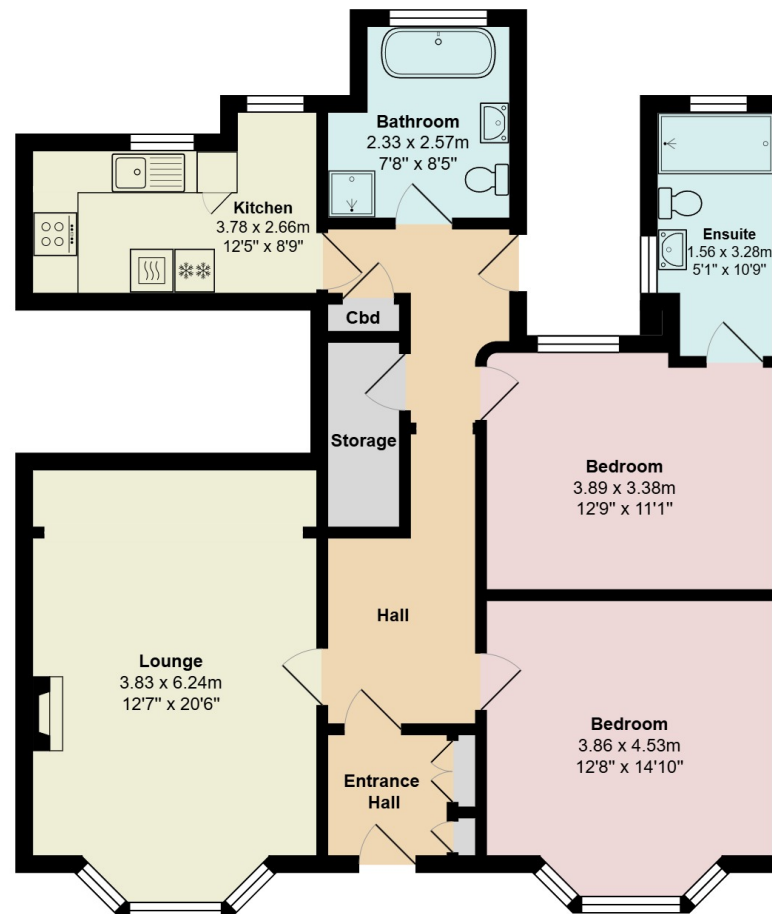
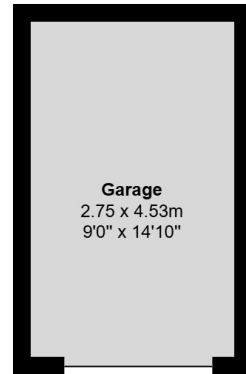
Rear garden



Rear garden

167 Great Western Road

Floorplan



Directions

Travel west from Union Street. At the Queens Cross roundabout, turn left onto St Swithin Street and continue towards Ashley Road, taking a left at the traffic lights. Number 167 is located right of the traffic lights at the junction of Holburn Road and Great Western Road.

Location

Aberdeen's West End is a charming and leafy area, close to the city centre with various local amenities, including independent shops and cafes. The building's entrance is on Great Western Road, but the property itself is enclosed, providing a central location with peace and privacy.

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.