



**126a Don Street**  
Aberdeen AB24 1UY

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen

## 126a Don Street Aberdeen AB24 1UY

### Charming ground floor flat in the heart of old aberdeen

- Ground floor one bedroom flat with bags of potential
- Located in the historic Old Aberdeen area
- Close to University of Aberdeen and Aberdeen beachfront
- Spacious lounge with pleasant garden outlook
- Generous double bedroom with bathroom access
- Shared and exclusive garden areas with two outhouses



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this ground floor one bedroom flat, located in the historic Old Aberdeen area of the city.**

Forming the ground floor of a traditional granite building, this one bedroom flat offers an excellent opportunity for any discerning buyer looking for a property within close proximity of The University of Aberdeen, Aberdeen beachfront and business parks in Bridge of Don and beyond. Excellent transport links can be found on King Street, which give access to north and south of city.

Upon entry, an entrance hallway is filled with natural light from a front facing window which overlooks the garden grounds. A secondary door leads into the main hallway, which boasts a large under stair cupboard.

To the right, the spacious lounge enjoys pleasant garden views, with a feature fireplace providing a lovely focal point to the room. A door to the rear of the room provides access to the kitchen which is fitted with a range of wall and base units with space for appliances as required. A window above the sink gives views over the shared drying green, with the modern boiler located in the corner.

To the left of the main hallway, the large double bedroom enjoys the same front aspect as the lounge. There is ample space for a variety of furniture. A door from the bedroom leads to the bathroom, which comprises a bath with overhead shower, hand wash basin, WC and frosted window.

Outside, there are both exclusive and shared garden grounds with two outhouses being sold with the property, which are located to the left of the wooden gate on the approach to the property.



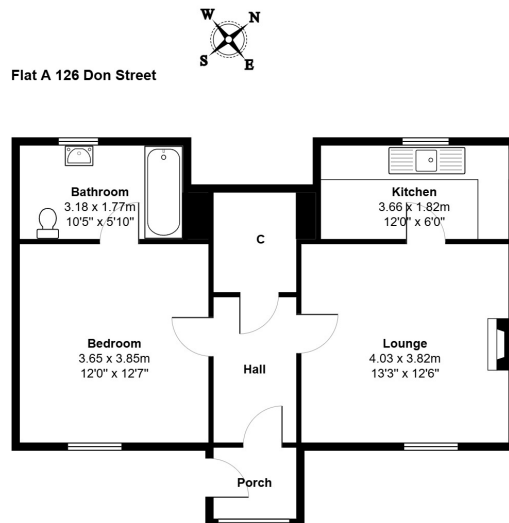
Bedroom



Bathroom

## Accommodation and plans

Lounge	13'3" x 12'6"	4.04m x 3.81m
Kitchen	12'0" x 6'0"	3.66m x 1.83m
Bedroom	12'0" x 12'7"	3.66m x 3.84m
Bathroom	10'5" x 5'10"	3.18m x 1.78m



## Directions

From the City Centre, travel north on King Street towards Bridge of Don, continuing straight at the St Machar roundabout. Continue on King Street turning left onto Don Street when there is a signpost for Hillhead Halls and Brig o' Balgownie. Take the first left onto Don Street, with number 126 being located via the gate to the left of 124.

## Location

Old Aberdeen is mainly a conservation area, steeped in history with beautiful cobbled streets and grand town houses along with quaint cottages. The University heartland, the city centre is only a short distance away and there are many local amenities and shops nearby including Aberdeen Sport Village. Aberdeen's Beach Promenade with its coastal walks alongside a retail park, cinemas and restaurants is also nearby. Regular public transport to many parts of the city is readily available and the subjects enjoy easy access to the hospital complex at Foresterhill and to Aberdeen airport. Seaton Park with its wide open spaces and lovely.

## 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.