



150B Hutcheon Street,
Aberdeen, AB25 3RX

Offers over **£55,000**

**ledingham
chalmers**
estate agency



Lounge/kitchen



Lounge/kitchen

**150B Hutcheon Street,
Aberdeen, AB25 3RX**

One bedroom ground floor flat

- Gas Central Heating
- Double Glazing
- Rear Garden
- Exclusive Cupboard in Hallway
- Modern Kitchen
- Stylish Bathroom suite



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this immaculately presented one bedroom ground floor flat in a convenient city centre location.

The property has been well maintained and recently painted throughout. In its current condition, the property would allow a purchaser to take occupancy with the utmost of ease and convenience truly being in a walk in condition. Undoubtedly the sale offers an ideal opportunity for a variety of discerning buyers such as a first time buyer or buy to let investor.

The accommodation comprises of a welcoming entrance hallway providing access to all accommodation with the property being ideally situated to the rear of the building enjoying a pleasant outlook over the shared rear garden and helping to avoid any excess street noise. The kitchen/lounge provides ample space for lounge furnishings along with plentiful storage and work surface space including appliances such as the fridge, oven and electric hob which are all to be included within the sale price.

The double bedroom is finished in a neutral decor and permits plentiful space for bedroom furniture. The sleek bathroom is fitted with a white modern suite. The property further benefits greatly from an exclusive well maintained storage cupboard in the communal hallway currently fitted with a washing machine and freezer which are also to remain as part of the sale. There is a well kept, communal shared garden to the rear, mainly laid to lawn, with drying green.

Early viewing is recommended to appreciate the location on offer.



Bedroom

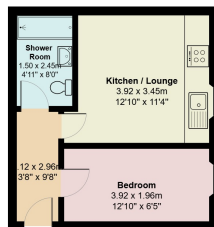


Shower room

Accommodation and plans

Kitchen/lounge	12'10" x 11'4"	3.91m x 3.46m
Bedroom	12'10" x 6'5"	3.91m x 1.96m
Shower room	4'11" x 8'0"	1.5m x 2.44m

150B Hutcheon Street



Directions

Travelling from the city centre via the rear of the Bon Accord Centre continue through three sets of traffic lights and at the fourth set turn left onto Hutcheon Street. Number 150 is situated on the left hand side.

Location

Hutcheon Street is well positioned for easy access to Aberdeen Royal Hospital complex. It is also ideally placed for Aberdeen University and the city centre with its many recreational and leisure facilities. There is a range of local amenities and within walking distance is the Rosemount area with a further range of shops. Public transport facilities are readily available making many parts of the city easily accessible from this property.

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

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.