



9C Crimon Place,
Aberdeen, AB10 1RX

**ledingham
chalmers**
estate agency



Lounge



Lounge

Immaculately presented, three bedroom city centre flat

- Fabulous city centre location
- Move-in condition
- Stylish Kitchen with all white goods included
- Bright and spacious Lounge with fireplace feature
- Three well proportioned Bedrooms
- Modern Shower Room



Kitchen



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this three bedroom flat which spans the entirety of the first floor and forms part of an impressive granite building located in the heart of Aberdeen's city centre.

The property has been well maintained internally and is conveniently located within close proximity to many amenities and schooling which serves the city. With a light and airy aspect and neutral decoration throughout, this property allows any discerning buyer to move in with the utmost of ease.

The communal areas are well maintained, with the stairwell being shared with only two other properties. The accommodation is entered via the welcoming hallway which provides access to all accommodation.

Viewers will surely be impressed with the bright and spacious lounge which benefits from two storage alcoves, large window to the front of the property allowing natural light to flood the room and the focal fireplace with traditional surround and hearth which emphasises the warmth of the room.

The stylish kitchen features a wide range of wood effect base and wall units with contrasting worktops and tiled splashback. Integrated appliances include dishwasher, washing machine, oven and hob. All of these appliances, along with the free standing fridge/freezer, will be included within the sale.

The principal bedroom is of fabulous proportion, enjoys a front aspect and crisp neutral decor with co-ordinating flooring. Noteworthy features include the deep walk in wardrobe and two storage alcoves.



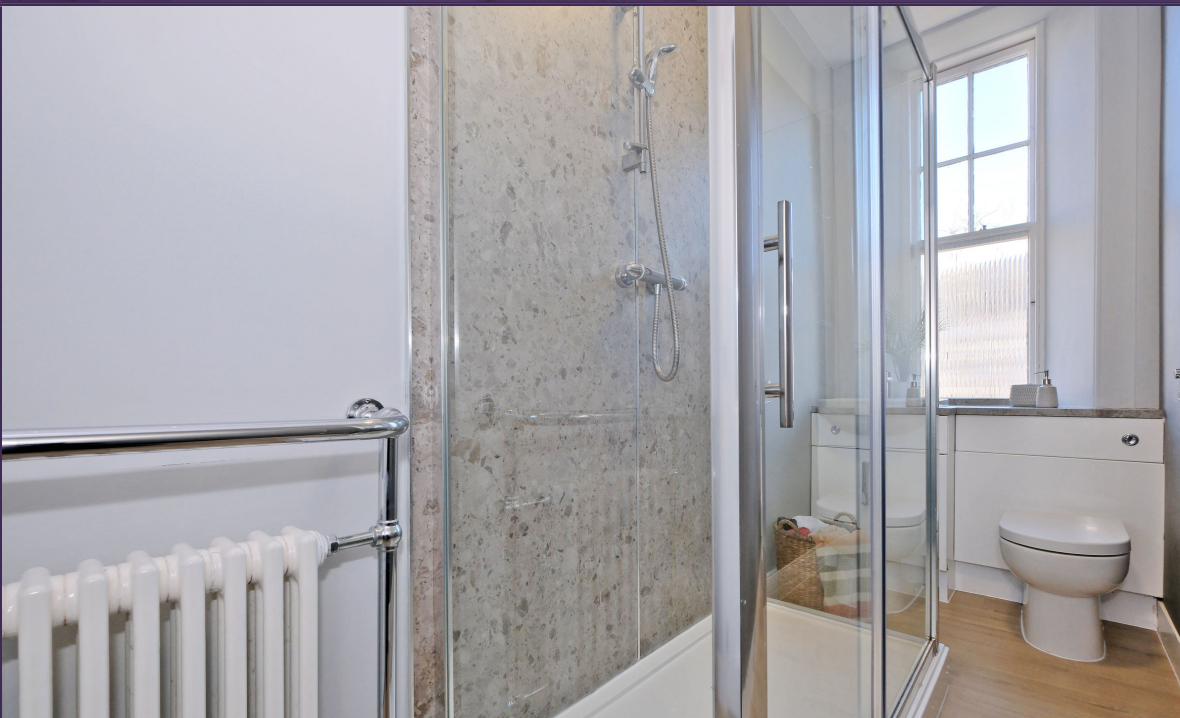
Bedroom



Bedroom



Bedroom



Shower room

There are a further two bedrooms, one to the front of the property and the other to the rear. The first of the two bedrooms is a versatile room that can be used to suit individual needs, as this would also make a great study, nursery or formal dining room.

Completing the accommodation is the contemporary shower room comprising fully enclosed shower, which has been fully aqua panelled, W/C and wash hand basin nestled within a vanity unit.

To the rear is a well maintained shared garden which has been laid with communal lawn area. This is the ideal spot to relax and unwind or to enjoy al fresco dining. There is an exclusive area of garden to the west and two exclusive coal sheds.

On street parking is available to the front of the property and permits are available on application to Aberdeen City Council

Despite its very central location, this property is deceptively quiet and early viewing is recommended to fully appreciate the fabulous accommodation on offer.

Accommodation

Lounge	16'0" x 14'3 "	4.88m x 4.34m
Kitchen	12'5" x 11'11"	3.79m x 3.63m
Bedroom	13'11" x 14'3"	4.24m x 4.34m
Bedroom	12'3" x 11'11"	3.73m x 3.63m
Bedroom	7'10" x 14'3"	2.39m x 4.34m
Shower Room	4'6" x 11'11"	1.37m x 3.63m



Hallway



Rear Garden

Floorplan

9C Crimond Place



Directions

Heading east on Union Street, turn left onto South Silver Street and Golden Square, then exit first left into Crimon Place. Number 9 is clearly identifiable along on the right hand side of the road.

Location

Situated in a quiet street, off Golden Square, the property enjoys a wealth of city centre amenities including shopping malls, supermarkets, fitness clubs, restaurants, pubs, Union Terrace Gardens, and a public transport service. The main bus depot and railway station are a short walk away within Union Square shopping centre, as are Robert Gordon University's Schoolhill Campus and the excellent recreational facilities at Aberdeen Beach.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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