



59 Forest Avenue
Aberdeen AB15 4TU

**ledingham
chalmers**
estate agency



Lounge



Lounge



Hallway

Self-contained, two bedroom ground floor flat

- Highly desirable location
- Spacious accommodation spread over the ground floor
- Bright Kitchen with room for dining furniture
- Front facing Lounge with large bay window
- Two well-proportioned Bedrooms
- Rear Garden



Two beds.



One bathroom.



One public room.

Situated in a highly sought after West End location, we are delighted to offer for sale this spacious ground floor, two bedroom self contained apartment with rear garden.

Upon entering the property, a welcoming vestibule adds a layer of privacy and has beautiful period features. This then leads to the bright hall that features neutral decor which is nicely offset by the original hardwood doors.

The spacious lounge is a grand room, overflowing with natural light from the large bay window, boasting further period features including high ceilings with ceiling cornice and elegant feature fireplace. Ample space is available to host a variety of free standing furniture as desired.

The kitchen enjoys pleasant rear garden views and is well equipped with a wide range of base and wall units with complementary worktops and tiled splashback. Additional space is afforded for dining furniture.

The conveniently located utility room gives access to the rear garden and boasts space for laundry appliances.



Utility Room



Bedroom



Bedroom

Sure to impress is the main bedroom which is of generous proportion, awash with light from the large rear facing bay window and benefits from a large walk in cupboard.

The second bedroom benefits from pleasant front facing views and provides plenty space for free standing furniture as desired.

Completing the accommodation is the bathroom comprising bath with shower above, WC, wash hand basin, and heated towel rail for convenience.

Early viewing is highly recommended to fully appreciate the size and space this property has to offer.



Bedroom

Accommodation

Lounge	15'2" x 13'11"	4.62m x 4.24m
Kitchen/Diner	12'6" x 16'1"	3.81m x 4.9m
Utility Room	7'0" x 8'3"	2.13m x 2.52m
Bedroom	13'5" x 11'11"	4.09m x 3.63m
Bedroom	8'5" x 14'8"	2.57m x 4.47m
Bathroom	5'3" x 7'9"	1.6m x 2.36m



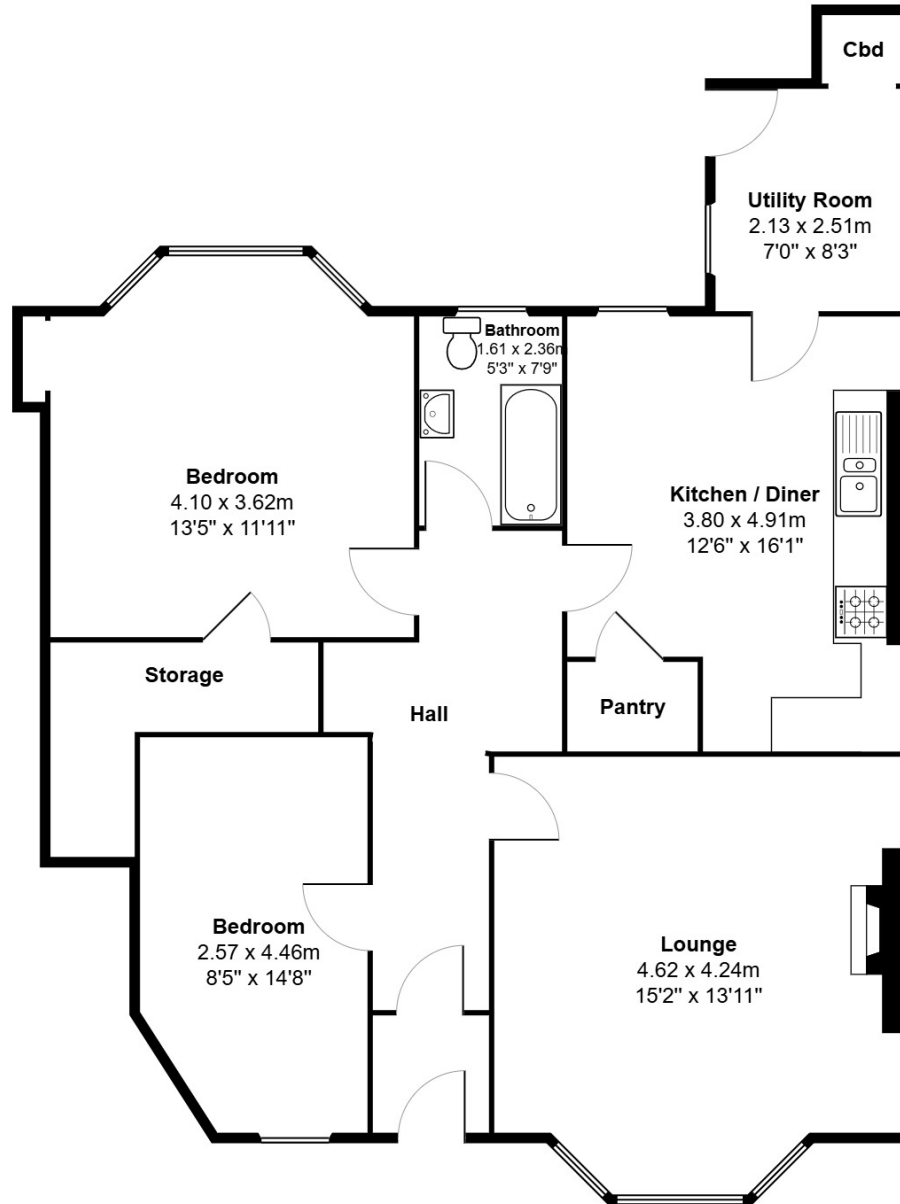
Bathroom



External

Floorplan

59 Forest Avenue



Directions

Travelling from Union Street proceed onto Holburn Street and at first set of traffic lights turn right onto Great Western Road. Continue along Great Western Road passing through the lights at St Swithin Street and at the next set of traffic lights turn right onto Forest Avenue.

Location

Forest Avenue is a highly desirable location, situated to the west end of Aberdeen and within walking distance of an excellent range of quality hotels and restaurants. The property is situated within the catchment area of excellent primary and secondary schooling. A minutes walk leads to Queen's Road where there is a range of public transport facilities giving access to the city centre. A short drive leads to the main Aberdeen ring road which provides excellent commuting to both north and south of the city.

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

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com