



133 Spring Garden
Aberdeen AB25 1DG

ledingham
chalmers
estate agency



Lounge



Lounge / Dining

133 Spring Garden Aberdeen AB25 1DG

Well presented one bedroom flat with secure parking

- Ground floor aspect
- Spacious lounge with area for dining
- Rear aspect kitchen with a host of appliances
- Spacious double bedroom with built-in wardrobe
- Well maintained communal areas
- Secure car park provides convenient off-street parking



One bed.



One bathroom.



One public room.

Boasting a central location within a stone's throw of a host of amenities, this one bedroom ground floor flat offers an excellent opportunity as a buy to let investment or first time buy.

Having been maintained and upgraded by the current owners, the flat is presented in great decorative order throughout with modern fittings and spacious accommodation. The property can also be sold with all the furniture included.

A security entrance system gives access to the property via the clean and tidy communal hall.

Upon entering the property you are greeted by the inviting hallway which gives access to all of the property's generously proportioned accommodation, along with one sizeable storage cupboard which houses the hot water tank.

The bright lounge with twin windows benefits from stylish decor with wood effect laminate flooring and ample space for dining furniture. This is a lovely space to relax and unwind. The kitchen is fitted with a range of wall, base and drawer units with contrasting black work surfaces and splash back tiling, incorporating a free-standing hob and oven as well as a fridge and washing machine.

The charming double bedrooms is generously proportioned, with a peaceful rear aspect with leafy views. The room is enhanced further by deep built-in wardrobes with sliding mirrored doors. The centrally located shower room completes the accommodation comprising shower cubicle, WC, hand wash basin and laminate flooring.

Outside, there is a secure resident's parking with manual barrier. To the rear, directly outside the kitchen window, there is a private washing line to the rear. .



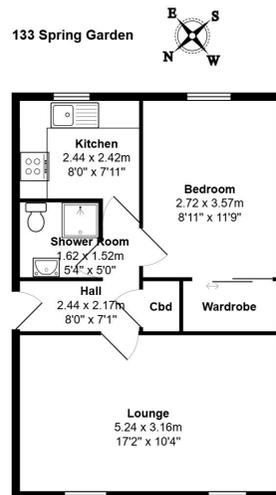
Kitchen



Bedroom

Accommodation and plans

Lounge	17'2" x 10'4"	5.23m x 3.15m
Bedroom	8'11" x 11'9"	2.72m x 3.58m
Kitchen	8'0" x 7'11"	2.44m x 2.41m
Shower room	5'4" x 5'0"	1.63m x 1.52m
Hallway	8'0" x 7'1"	2.44m x 2.16m



Directions

Spring Gardens is an extremely convenient location within the heart of the city centre. It is situated within easy walking distance of various local facilities including: Supermarkets, University and College buildings, shopping centres and the City's Central Business District. Public transport is readily available in the vicinity with the bus and train stations easily accessed on foot.

Location

From Union Street exit onto Union Terrace, continue to the traffic lights and exit right into School hill. At the next traffic lights exit left into Blackfriars Street and follow the road round into St Andrew Street. Continue ahead at the first traffic lights, and at the second set, turn left into George Street. Continue ahead a short while and turn right into Spring Gardens. Access to the carpark is on the right hand side.

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.