



15 Springbank Street,
Aberdeen, AB11 6LU

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

**15 Springbank Street,
Aberdeen, AB11 6LU**

**Deceptively spacious three bedroom garden
flat with exclusive area of garden**

- Well presented throughout with versatile layout
- Modern kitchen with area for dining
- Charming lounge with peaceful outlook
- Three bedrooms, one with built-in storage
- Exclusive area of garden ground
- Prime city centre location



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this charming three bedroom garden flat, which enjoys a prime city centre location and is within walking distance of Aberdeen train and bus stations along with many local amenities including local schooling.

The property, which benefits from full double glazing and gas fired central heating, is well presented throughout in a neutral colour pallet allowing any buyer to move in with ease.

Enjoying a peaceful garden level aspect, the property is entered off of Springbank Street via a shared entrance and down a staircase. Upon entry you are greeted by the hallway which gives access to all of the property's accommodation. The charming lounge has a sizeable window overlooking the front of the building with operational shutters. There are also two Aberdeen Press cupboards.

The kitchen diner has an excellent range of modern white shaker style wall and base units with complementary work surface and matching splash back. Appliances include oven, hob, extractor fan and washing machine, which are all included as part of the sale. The room is large enough for a dining table and chairs. There are three well appointed bedrooms, two doubles are located to the front of the building while a single bedroom is located to the rear and would make an excellent home office. One of the double bedrooms has an excellent walk-in storage cupboard. The accommodation is completed by a modern bathroom comprising bath with overhead shower, vanity unit with inset sink and wc.

Outside, there is a shared pathway from Springbank Street to the communal entrance which is shared with one other flat. There is an exclusive area of garden to the left of the path which features a stone chip drying green and large slabbed area which is the ideal spot for garden furniture. On street parking is available, with a parking permit or by pay and display.



Bedroom



Bedroom

Accommodation and plans

Lounge	10'0" x 15'1"	3.05m x 4.6m
Bedroom	12'5" x 11'1"	3.79m x 3.38m
Bedroom	10'6" x 15'1"	3.2m x 4.6m
Bedroom / Study	9'3" x 10'5"	2.82m x 3.18m
Bathroom	5'6" x 6'11"	1.68m x 2.11m

Directions

From Union Street turn into Crown Street and continue straight ahead, Springbank Street is third on the right just before the traffic lights.

Location

Springbank Street is a quiet one way street situated within the heart of the city centre minutes walk for Union Street with its many shops and restaurants. Regular public transport connecting all part of the city is nearby and the train station is also near at hand. There is ample on-street parking and a residents' permit can be obtained from the local council for a nominal fee.

Arrange a viewing

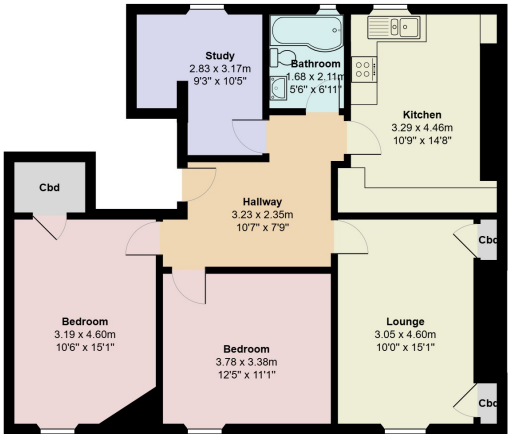
Viewing By appointment telephone 07930838579 or by arrangement with Ledingham Chalmers on 01224 632500

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.