



40 Middlefield Crescent,
Aberdeen, AB24 4PW

ledingham
chalmers
estate agency



Lounge



Kitchen

**40 Middlefield Crescent,
Aberdeen, AB24 4PW**

Two bedroom self contained ground floor flat

- Close proximity to a range of local amenities
- Excellent opportunity for investor or first time buyer
- Generous room sizes throughout
- Bright and airy Lounge to front
- Free on street parking
- Shared Garden to rear



Two beds.



One bathroom.



One public room.

Located in the popular Hilton area of Aberdeen, this two bedroom ground floor self-contained flat offers an excellent opportunity for first-time buyers, investors, or those looking for a project property.

Although the property requires a degree of modernisation and refurbishment, this property is sure to prove popular for those seeking a starter home, allowing the new owner to add their own style and value.

The property benefits from double glazing and gas central heating, although some upgrading is required throughout.

All the rooms are of good size including spacious lounge, two generous double bedrooms, an equipped kitchen and bathroom.

The area itself offers shopping to hand for every day requirements and the Westburn and Victoria Parks are nearby.

Externally, there is an exclusive front garden and a shared rear garden, offering potential for outdoor seating or landscaping. On-street parking is available nearby.



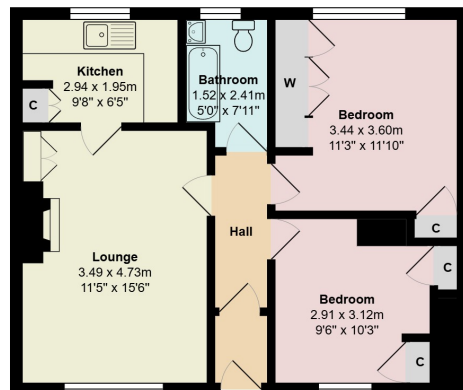
Bedroom



Bedroom

Accommodation and plans

40 Middlefield Crescent



Directions

From Aberdeen City Centre drive towards Hilton passing Victoria and Westburn Parks. At the "Six Roads Roundabout" go straight ahead onto Hilton Drive. Middlefield Crescent is the last turning to the left before North Anderson Drive.

Location

Middlefield Crescent lies within the Hilton area of the city and enjoys excellent access to Anderson Drive, therefore to the business centres to the north of the city, Dyce and Aberdeen Airport. Regular public transport is readily available and the city centre is some 10 minutes' drive from the property. Many local shops and amenities are available close by as is Stewart Park with its wide open spaces and lovely walks.

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

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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.