



11 Ord Street,
Aberdeen, AB15 6FT

ledingham
chalmers
estate agency



Lounge



Kitchen

**11 Ord Street,
Aberdeen, AB15 6FT**

**Deceptively spacious self contained ground
floor flat with off street parking**

- Spacious accommodation over one level
- Charming fireplaces found in most rooms
- Two double bedrooms
- Ample storage found throughout
- Shared and exclusive areas of garden ground
- Off street parking



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this deceptively spacious two bedroom self contained ground floor flat, located in a popular residential area to the west of the city centre.

Entry to the property is located to the side of the building, via its own front door. The entrance hall is a welcoming space, with large walk-in cupboard and spacious pantry/second storage cupboard.

The generous lounge enjoys a front facing aspect overlooking the exclusive garden grounds and beyond to the street. The room is large enough for multiple items of free standing furniture and features a centrally placed electric fire, which adds warmth to the space.

Adjacent, the kitchen has the same front aspect as the lounge and is fitted with a range of wood effect wall and base units with contrasting black work surface and splash back tiling. A host of appliances can be found and include a ceramic hob, oven, chimney extractor fan, washing machine, fridge and freezer. The boiler is located to the right of the hob.

Two double bedrooms enjoy a peaceful rear position, both with feature fire places and Aberdeen Press cupboards. The centrally placed shower room completes the accommodation and comprises a WC, hand wash basin and corner shower.

Outside, the property benefits from a sizeable front garden, which features slabbing, stone chips and mature hedging. There is an area for off street parking for one vehicle, which can be a rarity in the area. To the rear there is a shared access to both the exclusive areas of lawn, with the garden pertaining to this property being the left half of the lawn. The patio area also belongs to this property.



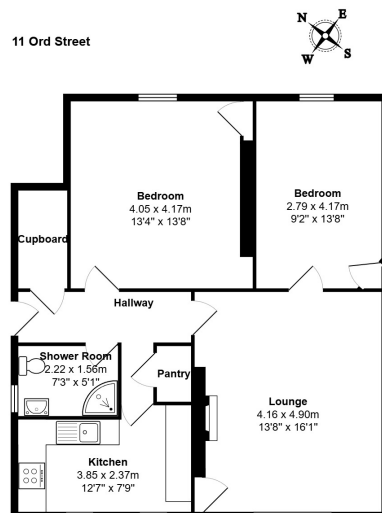
Bedroom



Shower room

Accommodation and plans

Lounge	13'8" x 16'1"	4.17m x 4.9m
Kitchen	12'7" x 7'9"	3.84m x 2.36m
Bedroom	13'4" x 13'8"	4.07m x 4.17m
Bedroom	9'2" x 13'8"	2.79m x 4.17m
Shower room	7'3" x 5'1"	2.21m x 1.55m



Directions

From Union Street, continue along Albyn Place and through the Victoria roundabout onto Queens Road. Proceed along Queens Road, turning right at the roundabout at North Anderson Drive. Continue along North Anderson Drive and at the next roundabout, turn left. Ord Street is the second left turning thereafter, on the left hand side.

Location

Ord Street is situated just off Kings Gate in a quiet, west end location; offering easy access to most parts of the city by a variety of arterial routes including the Aberdeen Ring Road. There are some local shops in the area with the location being well served by public transport facilities and the oil related offices at Hill of Rubislaw. A wide range of other offices in the west end of the city are within relatively easy walking distance as are pubs, clubs, restaurants and leisure facilities.

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.