



12D Belgrave Mansions, Belgrave Terrace,
Aberdeen, AB25 2NS

**ledingham
chalmers**
estate agency



Living room



Living room

12D Belgrave Mansions, Belgrave Terrace, Aberdeen, AB25 2NS

Deceptively spacious two bedroom executive apartment with parking

- Located on the first floor of a modern development
- Ideally placed for the City Centre and Rosemount
- Striking bay window fills the lounge with light
- Two great sized bedrooms, both with fitted wardrobes
- Allocated parking in the secure residents car park
- Ideal first time or buy to let purchase



Two beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this well-presented two bedroom first floor apartment forming part of the popular Belgrave Mansions, in the prime city location of Rosemount.

The property is ideally situated to suit the city dweller who enjoys a quiet location yet within a 10 minute walking distance of Union Street.

The accommodation comprises of a spacious hall with a large storage cupboard which leads to all further accommodation. A generously proportioned lounge features a striking bay window, which allows for an abundance of natural light to flood in. A charming fireplace located in the centre of the room provides an elegant focal point.

The dining kitchen, which is accessed off the lounge, is fitted with an excellent range of base and wall units with contrasting worksurfaces and range of appliances including electric oven, ceramic hob and extractor hood along with fridge/freezer and washing machine. The room also benefits from views over the front of the property.

Two double bedrooms, both with fitted wardrobe storage, are peacefully located to the rear of the property. The master bedroom benefits further from having an en suite shower room. A good-sized bathroom with a bath, an over shower and vanity storage completes the accommodation.

The property is sold with all integrated kitchen appliances, fixed floor coverings and light fixtures included in the sale. All furniture items are available by separate negotiation making this an ideal first time or buy to let purchase.

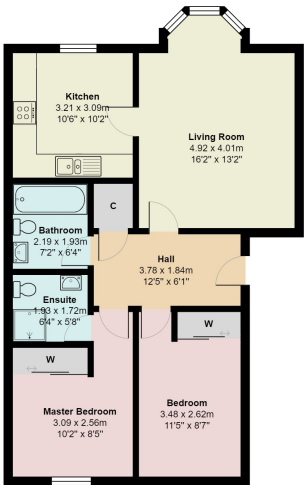


Kitchen

Accommodation and plans

Living room	16'2" x 13'2"	4.93m x 4.01m
Kitchen	10'6" x 10'2"	3.2m x 3.1m
Bedroom one	10'2" x 8'5"	3.1m x 2.57m
Ensuite	6'4" x 5'8"	1.93m x 1.73m
Bedroom two	11'5" x 8'7"	3.48m x 2.62m
Bathroom	10'6" x 10'2"	3.2m x 3.1m

12D Belgrave Terrace



Directions

From the West End of Union Street turn into Rose Street and continue onto Esslemont Avenue. Turn second left into Belgrave Terrace. Number 12 is situated a short distance on the right hand side.

Location

Belgrave Terrace is a prestigious residential street of quality homes within close proximity to the city centre and established Rosemount shopping district. A choice of local shops caters for everyday requirements, along with a variety of speciality shops. The property is conveniently close to the Foresterhill Hospital Complex and all parts of the city centre are within easy reach via public transport. The property is ideally placed within the Grammar School catchment area.

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.