



43 Lord Hays Grove,
Old Aberdeen, Aberdeen, AB24 1WS

**ledingham
chalmers**
estate agency



Kitchen



Bright and spacious, two bedroom ground floor flat

- Bright front facing Lounge
- Modern, fully fitted Kitchen
- Two well-proportioned Bedrooms with wardrobes
- Shower Room
- Private residents parking
- Local amenities nearby

Lounge



Bedroom



Two beds.



One bathroom.



One public room.

Situated in a purpose built development with a stunning backdrop of Seaton Park, we are delighted to offer for sale this spacious two bedroom ground floor flat with exclusive parking.

The Lord Hays Grove development has a stunning vista with a charming feel, ideally situated with accessibility at the forefront, offering supermarkets, bars/restaurants and excellent commuter routes all within walking distance. Entry to the building is via security entry phone where a well maintained and tidy communal hall access to the property.

Upon entering the property, a bright and welcoming hallway provides access to all accommodation. There is also a large cupboard which provides good storage.

The lounge is awash with light from the large floor to ceiling windows and enjoys a pleasing front aspect. There is a wide range of space for furniture as desired.

The modern kitchen is of excellent proportion and has been fitted with a good range of contemporary base and wall units with complimenting worktops and tiled splashback.

To the rear of the property there are two double bedrooms, both of which boast built-in storage. Generous in size, there is a space within both rooms for a range of free standing furniture as desired.



Bedroom



Bedroom



Bedroom



Shower Room

Completing the internal accommodation is the shower room comprising shower enclosure, wc and wash hand basin. There is a heated towel rail for convenience.

The property is serviced by gas central heating, double glazing offering the perfect purchase for first time buyers, buy-to-let investors or those looking to downsize without compromising on space alike.

Externally, the property is set within well maintained, attractive, landscaped garden grounds and has an exclusive parking space as well as excellent visitors' parking.

Early viewing is highly encouraged.

Accommodation

Lounge	17'4" x 12'6"	5.28m x 3.81m
Kitchen	8'9" x 12'6"	2.67m x 3.81m
Bedroom	13'4" x 13'8"	4.07m x 4.17m
Bedroom	11'7" x 13'8"	3.53m x 4.17m
Shower Room	8'10" x 5'3"	2.69m x 1.6m



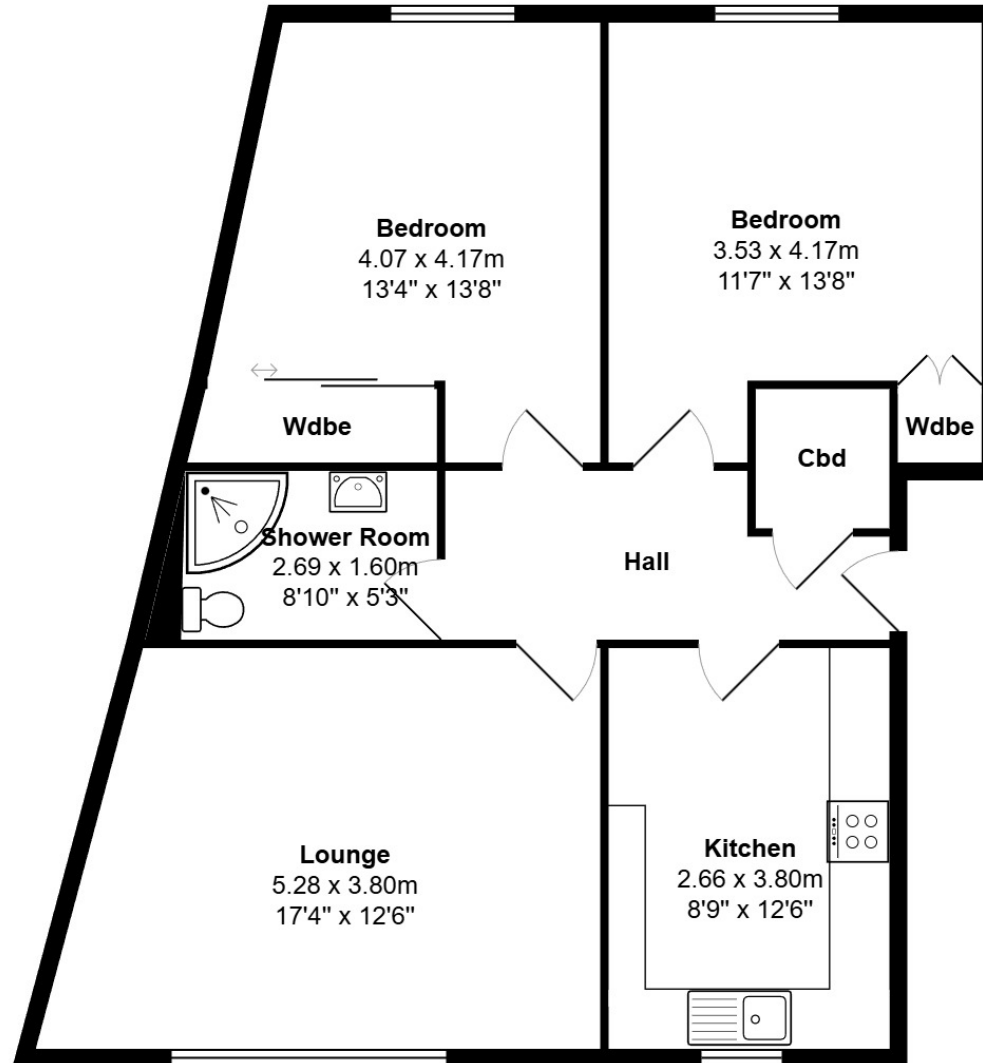
External



External

Floorplan

43 Lord Hays Grove



Directions

Travelling east along Union Street continue onto King Street and proceed a good distance along King Street turning left onto Don Street and Lord Hays Grove is situated on the right hand side.

Location

This property is ideally placed for Aberdeen University, it also enjoys a location close to Seaton Park which provides delightful walks. The area has good public transport facilities making many parts of Aberdeen easily accessible from this property and there is also a good range of local amenities. The city centre is within easy reach which has a further range of shopping, recreational and leisure facilities.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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