



51 Lord Hay's Grove,
Old Aberdeen, Aberdeen, AB24 1WS

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**51 Lord Hay's Grove,
Old Aberdeen, Aberdeen, AB24 1WS**

**Bright and airy two bedroom ground floor flat
with parking**

- Spacious two bedroom ground floor flat
- Recently decorated throughout with new carpeting
- Bright lounge with open outlook
- Well placed kitchen with room for dining
- Two double bedrooms, both with built-in storage
- Allocated parking to the front of the property



Two beds.



One bathroom.



One public room.

Situated on the ground floor of a purpose built development, which is located within attractive landscaped garden grounds, we are delighted to offer for sale this two bedroom ground floor flat.

The property boasts spacious accommodation and is serviced by gas central heating, double glazing, secured by an entry system and has an exclusive parking space to the front of the building. Upon entering, the welcoming hallway provides access to all internal accommodation and a convenient walk-in storage cupboard.

The particularly bright and spacious lounge boasts large windows overlooking the manicured communal grounds, giving a lovely backdrop to relax and unwind. The lounge is decorated in neutral tones with newly fitted carpeting. There is plenty of space for a range of living furniture as desired. The kitchen is fitted with a range of base and wall units with coordinating work surfaces, stainless steel sink and drainer inset and is completed with both built-in and free standing white goods including gas hob, electric oven, fridge, freezer and washer drier. The spacious dimensions allow space for a dining table and chairs if desired. A modern boiler is located in the far corner and was only installed in 2024, coming with a 12 year warranty. There are two fantastic double bedrooms, both located to the rear of the property, boasting neutral decor, complementing carpeting and fitted wardrobes providing excellent storage facilities. The bathroom is fitted with a bath with overhead shower, modern aqua panelling, wash hand basin, chrome heated towel rail and WC.

Viewers will be pleased to know the property benefits from excellent transport links with bus stops being located close by. The property is also located within walking distance of Seaton park, Aberdeen university campus and local shops with a new supermarket due for completion in the coming months.



Bedroom



Bedroom

Accommodation and plans

Lounge	15'2" x 12'8"	4.62m x 3.86m
Kitchen	12'3" x 10'0"	3.73m x 3.05m
Bedroom	11'7" x 10'4"	3.53m x 3.15m
Bedroom	10'6" x 10'0"	3.2m x 3.05m
Bathroom	7'6" x 5'4"	2.29m x 1.63m

Directions

Travelling from Union Street proceed onto King Street, continue a good distance along King Street, straight across the St Machar Drive roundabout and at the next set of lights turn left onto Don Street. Continue along and Lord Hays Grove is clearly indicated on the right hand side.

Location

Lord Hays Grove is well placed for Aberdeen University and also Aberdeen Beach with its many recreational and leisure facilities. There is a range of local shops including a Lidl supermarket. The area is well served by good public transport facilities and well positioned for easy access to the office and industrial complexes that are situated at the Bridge of Don and it provides easy commuting across to Dyce and Aberdeen Airport.

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.

