



**10 Ashgrove Avenue,**  
Aberdeen, AB25 3BQ

ledingham  
chalmers  
estate agency



Lounge Diner



Kitchen

**10 Ashgrove Avenue,  
Aberdeen, AB25 3BQ**

**Well presented first floor flat with parking**

- Well presented, first floor flat
- Bright and spacious lounge with bay window
- Two double bedrooms
- Well appointed kitchen and bathroom
- Parking available for residents and visitors
- Ideally located for Aberdeen Royal Infirmary



**Two beds.**



**One bathroom.**



**One public room.**

**Set within a modern development in a convenient location, we offer for sale this two bedroom first floor flat. The property is presented in good order and offers well proportioned accommodation throughout.**

The clean and tidy communal hallway and staircase is entered via a security entry system, leading up to the first floor where the flat is located. The internal hall boasts three large storage cupboards and gives access to all accommodation.

The bright and spacious lounge features a large bay window which fills the room with natural light. Ample space is available to host a dining table if required.

The kitchen is fitted with a range of wall, base and drawer units with contrasting work surfaces and incorporates various integrated and free-standing appliances including gas hob, oven, fridge/freezer and washing machine. Ample dining space is offered and the window to the rear provides a pleasant, leafy outlook.

The two double bedrooms are both of good size and offer ample space for free-standing furniture, with the larger of the two also boasting a large built-in wardrobe.

To complete the home, the bathroom is fitted with a three piece white suite comprising W/C, wash hand basin and bath with shower overhead. The vanity unit provides useful low-level storage and the room is finished with tiling to some walls and vinyl flooring.

Outside, the property is set within well maintained factored grounds with lawns, bushes and shrubs. Parking is available within the resident's car park with further visitor parking also available.



**Bedroom**

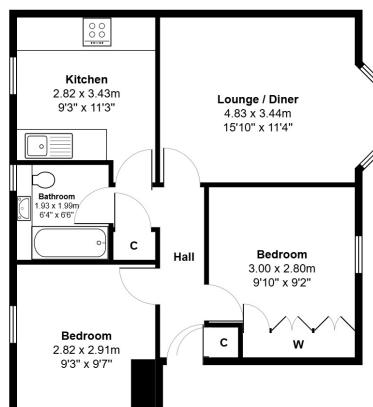


**Bedroom**

## Accommodation and plans

Lounge / Diner	15'10" x 11'4"	4.83m x 3.46m
Kitchen	9'3" x 11'3"	2.82m x 3.43m
Bedroom	9'10" x 9'2"	3m x 2.79m
Bedroom	9'3" x 9'7"	2.82m x 2.92m
Bathroom	6'4" x 6'6"	1.93m x 1.98m

10 Ashgrove Avenue



## Directions

Travelling from the city centre via George Street continue onto Powis Terrace, proceed through two sets of traffic lights and then left onto Ashgrove Road. Continue straight across the junction and Ashgrove Avenue is situated on the right hand side.

## Location

Ashgrove Avenue is a quiet development with excellent access to the hospitals, city centre, university and main transport links. The location is well served by local shops and amenities with Sainsburys, a Post Office and independent retailers just a few minutes' walk from the apartment.

## 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.