



**Flat 15, Ogilvie Buildings,**  
77 Dee Street, Aberdeen, AB11 6FF

**ledingham  
chalmers**  
estate agency



Kitchen / Lounge



Bedroom

**Flat 15, Ogilvie Buildings,  
77 Dee Street, Aberdeen, AB11 6FF**

**One bedroom first floor flat**

- Well maintained building with factoring in place
- Security Entry System for whole building
- Secure underground Car Park with spaces to rent
- Generous Double Bedroom with ample storage
- Good sized Bathroom suite with shower over bath
- Lounge / Kitchen on open plan aspect



**One bed.**



**One bathroom.**



**One public room.**

**We are delighted to offer for sale this one bedroom first floor flat situated within a well-maintained building, on a quiet street, in the heart of the city centre.**

The property benefits from electric storage heating, double glazing, lift access, bin chute in communal hallway for waste, a security entry system and an appointed factor. Given the fantastic central location, this property would make an ideal first time buy or a buy-to-let opportunity and early viewing is highly recommended.

The accommodation comprises a spacious and welcoming hallway which gives access to all further accommodation and is fitted with a large storage cupboard. The generously proportioned lounge/kitchen is set on open plan, boasts a large front facing window and provide ample space for a range of living furniture. The kitchen area is fitted with a wide range of wall and base units with co-ordinating work surfaces, appliances and has a breakfast bar for dining. The generous double bedroom is also located to the front and has a large walk-in wardrobe with sliding mirror doors and a further single wardrobe with shelf and hanging rail. The bathroom is fitted with a shower over the bath, WC and wash hand basin.

The communal hallways, security entry system, car park and roof are all well maintained by Grampian Housing and a monthly factoring charge applies.

There is a secure underground residents car park with spaces to rent which the owner can opt onto the waiting list for. There is on street permit parking available directly outside the building.



Bathroom

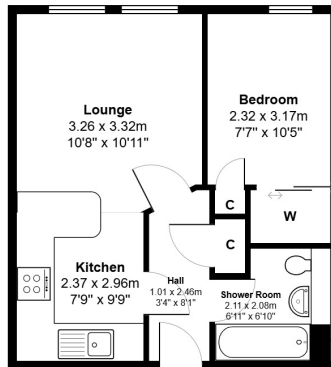


Exterior

## Accommodation and plans

|             |                |               |
|-------------|----------------|---------------|
| Lounge      | 10'8" x 10'11" | 3.25m x 3.33m |
| Kitchen     | 7'9" x 9'9"    | 2.36m x 2.97m |
| Bedroom     | 7'7" x 10'5"   | 2.31m x 3.18m |
| Shower Room | 6'11" x 6'10"  | 2.11m x 2.08m |
| Hallway     | 3'4" x 8'1"    | 1.02m x 2.46m |

Flat 15 Ogilvie Buildings 77 Dee Street



## Directions

From Union Street turn into Dee Street, the Ogilvie Building is situated at the end of the road on the left-hand side.

## Location

Dee Street is situated in the heart of the City Centre with the Ogilvie Buildings located to the far end, a quiet location but also within easy walking distance of the many amenities. There are shopping facilities and good public transport links nearby making many areas of Aberdeen easily accessible from this property.

## 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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[Icea.com](http://Icea.com)

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.