



**19A Walker Road**  
Tory Aberdeen AB11 8DQ

**ledingham  
chalmers**  
estate agency



Lounge/Kitchen/Diner



Bedroom

**19A Walker Road  
Tory Aberdeen AB11 8DQ**

**Well presented one bedroom ground floor flat**

- Spacious accommodation on the ground floor
- Bright, open plan Lounge and Kitchen
- Well-proportioned, double Bedroom
- Shower room
- Local amenities close by
- Bus links available to Aberdeen city centre



**One bed.**



**One bathroom.**



**One public room.**

**We are delighted to offer for sale this well presented, ground floor, one bedroom flat located in the popular area of Torry which is just a short distance from Aberdeen city centre.**

Forming part of a traditional granite building, this move in ready property would make an ideal first purchase or buy to let investment.

Entry to the building is gained via security entry system and leads to the internal hallway, which allows access to all of the property's accommodation.

The spacious rear facing open plan lounge, kitchen and diner overflows with natural light. The room affords a wide range of space for a variety of furniture as desired. The well equipped kitchen comprises a range of base and wall units, complimenting work tops, and tiled splash back. The fridge, washing machine and cooker will all be included within the sale.

The double bedroom is of fantastic proportion and enjoys a front aspect. The large window creates an effortless flow of light.

Completing the accommodation is the shower room comprising of shower, WC and wash hand basin.

A lovely feature of this property is the well maintained shared rear garden with patio and shared drying green this is the perfect spot to relax and unwind.

Noteworthy features are the outdoor coal shed and storage cupboard in the communal hallway, both are exclusive to the flat.



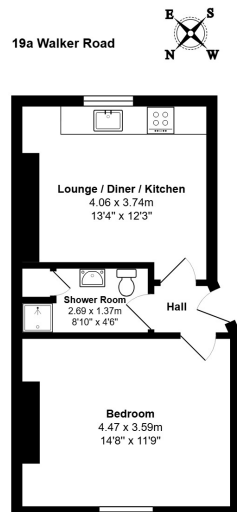
Shower Room



Shared Garden

## Accommodation and plans

Lounge/Kitchen/Diner	13'4" x 12'3"	4.07m x 3.73m
Bedroom	14'8" x 11'9"	4.47m x 3.58m
Shower Room	8'10" x 4'6"	2.69m x 1.37m



## Directions

From Union Street, exit onto Market Street and continue straight ahead at all the traffic lights and continue straight ahead over Victoria Bridge onto Victoria Road. Walker Road is the third street on the right hand side.

## Location

Torry is an established area of the city with a good sense of community. Local amenities are well provided for with a wide range of shops serving everyday needs, leisure and recreational facilities including a swimming pool and 18-hole golf course, community activities, and regular public transport. The city centre, train and bus stations are all within walking distance and good road links ensure ease of access to other parts of the city. The property is within the catchment area for the new Lochside Academy, very close to Walker Road Primary school, 10/15 mins walk to Duthie Park and 10/15 mins walk to Union Square with supermarkets close by.

## 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.