



669 George Street,
Aberdeen, AB25 3XP

**ledingham
chalmers**
estate agency



Kitchen/Lounge



Bedroom

**669 George Street,
Aberdeen, AB25 3XP**

**One bedroom, top floor flat in move-in
condition**

- Fantastic location
- Move-in condition
- Contemporary decor
- Well-appointed Kitchen
- Spacious Bedroom
- Within close proximity to local shops and amenities



One bed.



One bathroom.



One public room.

Forming part of a traditional granite tenement block in the heart of the city centre, we are delighted to offer for sale this bright and immaculately presented one bedroom, top floor flat.

The flat itself is in immaculate order and offers the prospective purchaser the opportunity to acquire a stylish one bedroom property which is in true move-in condition. The decoration is fresh and tasteful with co-ordinating flooring.

The bright and welcoming hall which has neutral decor leads to the rest of the property.

The well equipped kitchen has been fitted with a range of base and wall units with complimenting work surfaces. All appliances will be included within the sale. There is also convenient built in storage.

The bright and well-proportioned bedroom features fresh stylish panelling and affords space for a variety of free standing furniture as desired.

Completing the layout is the bathroom comprising shower over bath, WC and wash hand basin vanity unit.

The loft has also been fully floored and converted into an attic room.

To the rear there is a shared garden and there is also useful communal storage at the top of the stairs.



Bathroom

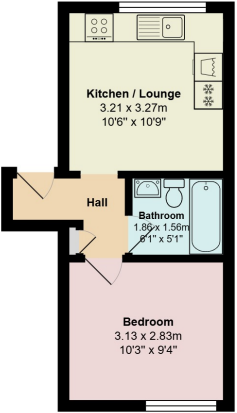


Hallway

Accommodation and plans

Kitchen/Lounge	10'6" x 10'9"	3.2m x 3.28m
Bedroom	10'3" x 9'4"	3.12m x 2.85m
Bathroom	6'1" x 5'1"	1.85m x 1.55m

669 George Street



Directions

Travelling from the rear of the Bon Accord Centre proceed along George Street continuing straight over the lights at Hutcheon Street and No. 669 is situated to the far end on the left hand side.

Location

George Street is located in the heart of Aberdeen City Centre close to numerous amenities including shopping malls, shops serving every day needs, leisure and recreational facilities, restaurants, pubs, cultural pursuits, and public transport. On a direct route to Aberdeen International Airport and the oil related offices at Dyce, the property is also situated within easy access of Aberdeen Sports Village and Aquatic Centre, Aberdeen College, and Aberdeen University's Campus at Old Aberdeen.

Arrange a viewing

Viewing By appointment telephone 07731909854 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500

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.