



9 Allan Street
Aberdeen AB10 6HL

**ledingham
chalmers**
estate agency



Lounge



Kitchen

9 Allan Street Aberdeen AB10 6HL

**Well presented one bedroom top floor flat
within a traditional granite tenement**

- Spacious front facing lounge with pleasant street outlook
- Fitted kitchen with a range of base units and appliances
- Double bedroom with fitted furniture
- Centrally positioned bathroom
- Shared rear garden with two exclusive outhouses
- On street parking available



One bed.



One bathroom.



One public room.

Situated on Allan Street within a traditional granite tenement, we are delighted to offer for sale this one bedroom top floor flat, offering comfortable accommodation in a popular and convenient Aberdeen location.

Entry is gained via a communal entrance boasting an intercom system, with the property being located on the top floor.

A welcoming hallway provides access to the property's accommodation and boasts a double door storage cupboard. The spacious lounge is positioned to the front and enjoys a pleasant outlook over the street, while offering ample space for a range of living and dining furniture.

The kitchen is located to the rear and is fitted with a range of base and wall units, together with a selection of appliances and fixed shelving. The rear position provides a pleasant and secluded outlook over the rear garden grounds.

The double bedroom is well proportioned and benefits from fitted furniture, providing excellent storage, together with two useful built-in cupboards. Centrally positioned within the property, the bathroom is fitted with a three piece suite comprising a bath with shower over, WC and wash hand basin. There is also a large double door cupboard located above the bath.

Externally, the property benefits from access to a shared rear garden and shared drying green, providing useful outdoor space. The property benefits from two exclusive outhouses. Free on street parking is available nearby.

This appealing property would make an excellent first time purchase, city base or buy-to-let investment. Early viewing is recommended to appreciate the accommodation on offer.



Bedroom



Bathroom

Accommodation and plans

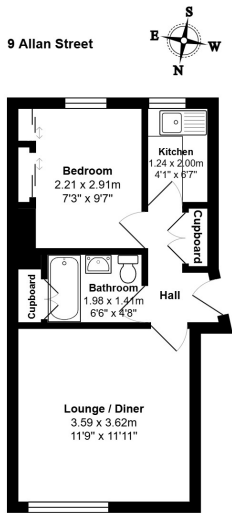
Lounge / Diner	11'9" x 11'11"	3.58m x 3.63m
Bedroom	7'3" x 9'7"	2.21m x 2.92m
Kitchen	4'1" x 6'7"	1.24m x 2.01m
Bathroom	6'6" x 4'8"	1.98m x 1.42m

Directions

Travelling west along Union Street bear left at the traffic lights and proceed down Holburn Street, continue over the set of traffic lights to the roundabout taking the third exit, continuing on Hoblurn street. At the mini round about take the second exit onto Broomill Road. Proceed along Broomhill Road taking the first opening on the right onto Allan Street. The property is located a short distance ahead on the left hand side.

Location

Allan Street lies to the south-west of Aberdeen City centre, within a short walk of Union Street and public transport is readily available. Local shops and amenities are on the doorstep and the subjects enjoy easy access to Robert Gordon University's Garthdee Campus and to the business centres to the North and South of the City. Aberdeen Hospitals Complex is a short drive from the property and Union Square shopping mall, the railway and bus stations are within easy reach. The open spaces at Duthie Park with its acclaimed Winter Gardens, and lovely walks along the 'Old Deeside Railway Line' are also easily accessible by foot.



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

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.