



**3fl, 53 Skene Street,**  
Aberdeen, AB10 1QD

Fixed price **£68,000**

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen/Diner

**3fl, 53 Skene Street,  
Aberdeen, AB10 1QD**

**One bedroom, third floor flat in popular city  
centre location**

- Fabulous city centre location
- Bright Lounge
- Fully fitted Kitchen
- One double Bedroom
- Centrally placed Bathroom
- Security entry phone



**One bed.**



**One bathroom.**



**One public room.**

**Situated in the heart of Aberdeen City Centre, we offer for sale this one bedroom flat which is located on the third floor of a traditional granite tenement.**

Boasting a fantastic city centre location this third floor flat is a great opportunity for first time buyers and buy-to-let investors alike.

Entry to the property is gained via hardwood door and leads to the inner hall which gives access to all accommodation and boasts security phone entry system.

To the front of the property is the spacious lounge complete with fireplace feature. An abundance of natural light flows effortlessly from the front facing window. There are two alcoves, with one boasting shelving.

The kitchen features a range of base units, complete with co-ordinating work top and tiled splash back. Please note, all appliances are generously included within the sale price.

The double bedroom enjoys a front aspect and is of good proportion.

Completing the internal accommodation is the shower room which comprises enclosed shower, WC and wash hand basin.



Bedroom

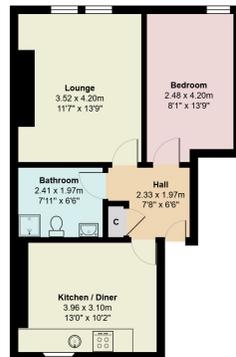


Shower Room

## Accommodation and plans

Lounge	11'7" x 13'9"	3.53m x 4.19m
Kitchen/Diner	13'0" x 10'2"	3.96m x 3.1m
Bedroom	8'1" x 13'9"	2.46m x 4.19m
Bathroom	7'11" x 6'6"	2.41m x 1.98m

53 Skene Street, 3fl



## Directions

From Holburn Junction travel east along Union Street and turn first left into Rose Street. Proceed along the length of Rose Street and turn right at the traffic lights on to Skene Street.

## Location

Skene Street lies to the west of the city centre, an easy walk to its main thoroughfare, Union Street. There is a selection of amenities nearby including excellent shopping facilities and cafes at Rosemount, Thistle Street and Rose Street, a public transport network, and easy links to all parts of the city and suburbs. The business community at Carden Place/Queens Road and Albyn Place is within easy walking distance and the highly regarded Aberdeen Grammar School is less than 200 yards away on the right, with Gilcomstoun Primary School on the left. The property is also within easy walking distance of both Victoria and Westburn Parks.

## 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

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.