



**Ground Floor Flat, 487 Great Western Road,**  
Aberdeen, AB10 6NN

Offers over **£125,000**

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**Ground Floor Flat, 487 Great Western Road,  
Aberdeen, AB10 6NN**

**Two bedroom ground floor flat**



**Two beds.**



**One bathroom.**



**One public room.**



**In a sought after city centre location and forming the ground floor of a traditional granite building, this two bedroom ground floor flat provides the perfect purchase for first time buyers, buy to let investors or those looking to downsize.**

Further benefits include gas central heating, double glazing, ample storage facilities and a fantastic shared garden to the rear.

On entering the building, the communal hallways are well maintained and protected by a security entry system. The accommodation currently comprises of a hallway with large shelved walk-in cupboard, a well proportioned lounge located to the rear with feature fireplace and beyond the lounge lies a spacious kitchen which is fitted with a range of base and wall units, co-ordinating work surfaces with tiled splash back behind and all free standing appliances are to be included as part of the sale. The first bedroom is particularly roomy and enjoys a front facing outlook with a large bay window. The second bedroom also enjoys a front facing aspect and offers space for a variety of free standing furniture. The shower room completes the accommodation and is fitted with a shower enclosure, WC, wash hand basin set into vanity and underfloor heating.

Within the communal hallway, there is an exclusive storage cupboard and externally, there is a shared garden to the rear which has been well maintained by all owners in the block. A patio area and lock store is exclusive to the property and there is a further store which is to be shared between all owners.

Internal inspection of this generously proportioned property, which enjoys period features, is genuinely recommended to appreciate the potential within.



Bedroom One



Shared Garden

## Accommodation and plans

Lounge	12'3" x 11'9"	3.73m x 3.58m
Kitchen / Diner	17'9" x 7'3"	5.41m x 2.21m
Bedroom	13'4" x 12'11"	4.07m x 3.94m
Bedroom	13'5" x 7'6"	4.09m x 2.29m
Shower Room	12'2" x 4'6"	3.71m x 1.37m

## Directions

At the West End of Union Street turn left at the traffic lights onto Holburn Street. Turn right at the next set of traffic lights onto Great Western Road.

## Location

The property enjoys a prime location in the West End of the City, well served by local amenities which include a range of independent shops and businesses serving everyday needs, leisure and recreational activities, community facilities, reputable primary and secondary schools, and a regular public transport service operating to and from the City Centre. The City's main arterial route ensures ease of access to the retail parks, leisure facilities and Robert Gordon's University Campus at Bridge of Dee, as well as most other parts of the city.

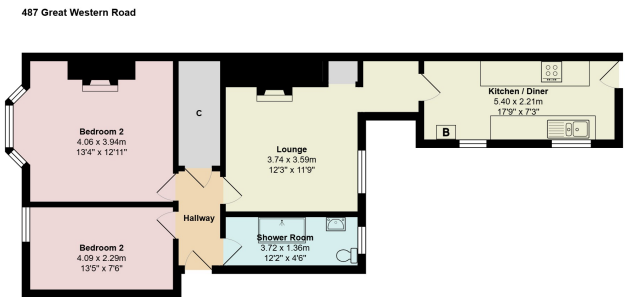
## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
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AB10 1YD

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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.