



531 Great Western Road,
Aberdeen, AB10 6PE

**ledingham
chalmers**
estate agency



Kitchen/Lounge/Diner



Kitchen/Lounge/Diner

**531 Great Western Road,
Aberdeen, AB10 6PE**

**Stylish, fully renovated city-centre apartment
with private entrance**

- Fully renovated one bedroom executive apartment
- Private self-contained entrance for added privacy
- Spacious open plan lounge, dining, and luxury kitchen
- High quality integrated appliances included
- Modern electric panel heating and double glazing
- Ready to move into with ease



One bed.



One bathroom.



One public room.

We are delighted to present for sale this beautifully renovated, one bedroom self-contained executive apartment, finished to an exceptional standard throughout.

This superb property offers spacious accommodation over one level boasting a modern kitchen, superior bathroom room and fresh neutral decor. The property is only a short distance to the west from Mannofield shops offering convenience on your door step. Excellent transport links to Union Street, with its many shops, clubs, restaurants, hotels, gyms and leisure facilities along with great connectivity to both Robert Gordon University and Aberdeen University allows for this property to appeal to many different buyers who are looking for a property they can move straight into with ease.

The accommodation has been well thought out and presented with clean contemporary decor and quality flooring to match. The entrance vestibule leads seamlessly into the open plan Kitchen/Lounge/Diner, with its high ceilings and large windows setting an elegant yet modern tone. The luxury kitchen features high quality fittings and a range of integrated appliances, creating a sleek and functional space that is perfect for both everyday living and entertaining. The lounge is large enough for area for seating and dining making this a true multifunctional space. The generously sized double bedroom offers a peaceful retreat, while the superb bathroom is finished to a high specification comprising bath with overhead shower, storage vanity unit with inset sink, wc, tiling to the walls and floor and white heated towel rail. Thoughtfully designed to complement modern living, this fine apartment offers an unbeatable chance to enjoy high quality accommodation in a desirable city centre location.



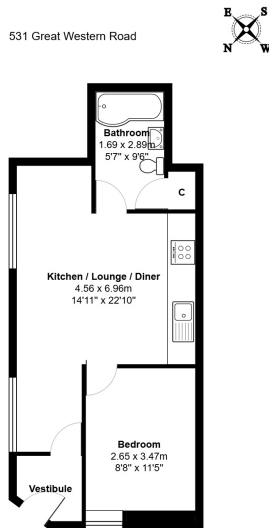
Bedroom



Bathroom

Accommodation and plans

Kitchen/Lounge/Diner	14'11" x 22'10"	4.55m x 6.96m
Bedroom	8'8" x 11'5"	2.64m x 3.48m
Bathroom	5'7" x 9'6"	1.7m x 2.9m



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. The property is some distance on the left hand side by the junction on Cranford 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

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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.