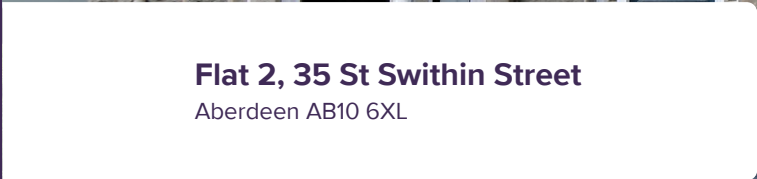




Flat 2, 35 St Swithin Street
Aberdeen AB10 6XL

**ledingham
chalmers**
estate agency





Lounge



Kitchen/Diner



Bedroom

Well-presented, three bedroom top floor flat

- Desirable West End location
- Just a short distance from Aberdeen City Centre
- Move-in condition
- Bright and spacious accommodation throughout
- Three Bedrooms
- Rear Garden



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this bright and spacious three bedroom, top floor flat which forms part of a substantial granite building enjoying a pleasant location in the heart of the west end.

Entered from a well maintained communal hallway, the property offers well-proportioned rooms and tasteful decor throughout, allowing any discerning buyer to take occupancy with the utmost of ease.

The welcoming entrance hallway provides access to all accommodation and hosts a useful storage cupboard.

The bright lounge is generous in size and allows space for a variety of free standing furniture as desired. A large bay window allows natural light to flood the room and the fireplace is a lovely focal point.

The generously sized kitchen/diner has been fitted with a wide range of base and wall units, complimenting work tops and tiled splashback. All white goods will be included within the sale.

The first double bedroom is of fantastic proportions and features a lovely fireplace. The second bedroom is also a spacious double with large window allowing a good flow of light. Both have been decorated with a bright and fresh colour palette.

The third bedroom is a versatile space that can be configured to suit individual needs, it is currently set up as a study. This bedroom/study benefits from another fireplace and dual windows.



Bedroom



Bedroom



Hallway



Bathroom

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin both nestled within a vanity unit.

To the rear the shared garden provides the perfect spot to relax and unwind with lawn and patio area. There are many mature shrubs and trees offering a good layer of privacy.

There is also an exclusive cellar cupboard allocated to the flat and also shared storage and use of the washroom.

Early viewing is highly recommended to appreciate this fantastic property on offer.

Accommodation

Lounge	13'4" x 14'2"	4.07m x 4.32m
Kitchen/Diner	18'11" x 12'4"	5.77m x 3.76m
Bedroom	13'9" x 7'8"	4.19m x 2.34m
Bedroom	12'11" x 9'9"	3.94m x 2.97m
Bedroom	13'9" x 12'10"	4.19m x 3.91m
Bathroom	12'11" x 4'6"	3.94m x 1.37m



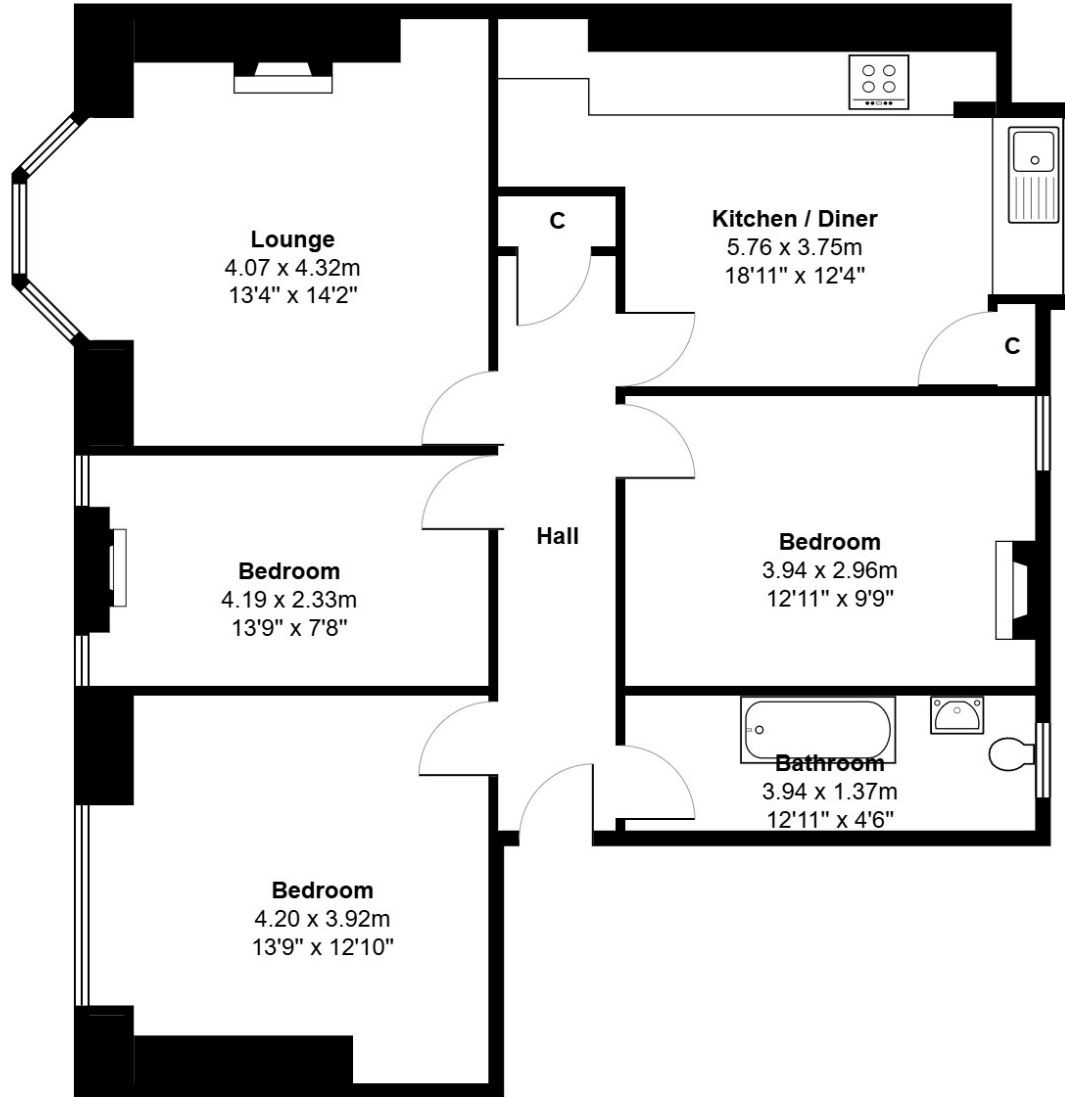
Shared Garden



Shared Garden

Floorplan

35 St Swithin Street



Directions

Travelling from Union Street continue onto Alford Place and then Albyn Place; at the Queens Cross roundabout take the first exit to the left onto St Swithin Street. No. 41 is a short distance along on the right hand side.

Location

St Swithin Street is an attractive tree lined street lying to the west of Aberdeen city centre. A good number of local shops and amenities are close by including a convenience store and multiple coffee shops. Reputable nursery, primary and secondary education is catered for in the area. The city centre itself is within walking distance and regular public transport is readily available to many parts of the city.

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.

Arrange a viewing

Contact us

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