



19 Dee Place,
Aberdeen, AB11 6EF

**ledingham
chalmers**
estate agency



Lounge (Virtually staged image)



Kitchen

**19 Dee Place,
Aberdeen, AB11 6EF**

**Charming ground floor flat with new kitchen,
modern shower room and parking**

- Forming part of an impressive granite property
- Ground floor aspect with peaceful views
- Modern kitchen and shower room
- Two double bedrooms with carpeting
- Well maintained communal gardens
- Off street parking



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this charming two bedroom ground floor flat, located in a quiet location only a short walk from Union Street, offering an excellent level of local amenities with a peaceful wooded setting.

The property forms part of a substantial detached granite building, with an impressive front vista. There is enviable off street parking for all residents making this an excellent find for those looking for a peaceful location but with all the benefits of city centre living.

The current owner has recently completed a schedule of works to the property, including but not limited to, a new kitchen, new shower room and new carpeting, making this a property which can be moved into with ease. The property is located on the ground floor and entered via a communal hallway which is shared with three other flats. Upon entry and hallway with double door storage cupboard gives access to all of the property's accommodation.

The front facing lounge is a sizeable room with impressive ceiling cornice, curved wall and bay window. There is enough space for a variety of free standing furniture as desired. The centrally located kitchen is fitted with a range of white wall and base units with wood effect work surface and glass splashback behind the hob. There are free standing and integrated appliances including a fridge, freezer, electric hob, oven and extractor.

Two double bedrooms are decorated new carpeting and white walls. The shower room completes the accommodation and comprises walk-in shower enclosure with aqua panelling, wc, hand wash basin and wood effect flooring.

The garden grounds are communal and shared with all the properties within the development.



Shower room



Shared Garden

Accommodation and plans

Lounge	15'0" x 11'10"	4.57m x 3.61m
Kitchen	10'6" x 4'8"	3.2m x 1.42m
Bedroom	13'2" x 7'11"	4.01m x 2.41m
Bedroom	9'8" x 9'10"	2.95m x 3m
Shower room	5'0" x 7'1"	1.52m x 2.16m

Directions

Travelling west on Union Street, turn left into Dee Street and continue round onto Dee Place. The property is located on the right hand side. N.B. Please note that this is a one way street.

Location

Dee Place is situated just off Crown Street and although in a quiet location it offers easy accessibility to the City Centre and a wide range of pubs, clubs, restaurants and leisure facilities with Union Square Complex being extremely close to hand. An excellent range of public transport facilities to most parts of the City is available and with Aberdeen railway station being situated nearby there is also the opportunity of easy accessibility to Dyce.

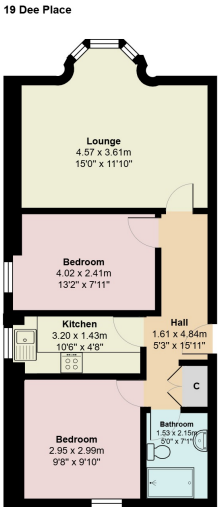
Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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.