



Flat 13, Pitstruan House, 295 Great
Western Road,

ledingham
chalmers
estate agency



Lounge



Kitchen

Well presented two bedroom first floor flat in a convenient city location

- Spacious two bedroom first floor flat
- Bright and generous lounge
- Rear aspect fitted kitchen
- Ample storage found throughout
- Exclusive residents' parking
- Well maintained communal gardens



Kitchen



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this well presented two bedroom first floor flat, forming part of the established Pitstruan House development on Great Western Road.

Set back from the road and approached via a dual-aspect driveway, the property benefits from a communal security entry system, gas-fired central heating and double glazing. Early viewing is recommended to appreciate the well-proportioned accommodation on offer.

Upon entering the property, a spacious entrance hallway provides access to all accommodation. The welcoming hallway is finished with laminate flooring and crisp walls while a security entry handset, coat hooks and shelved storage cupboard add to its practicality. Two further built-in cupboards offer great storage, with one housing a tumble drier and small freezer.

The lounge is a bright and airy room situated at the end of the hallway. Two large front facing windows allow an abundance of natural light to flood the room, while the generous proportions provide ample space for a variety of freestanding furniture, as desired. This is a comfortable and inviting space, equally suited to relaxing and entertaining.

The kitchen enjoys a pleasant rear facing outlook and has been thoughtfully designed with a range of wall and base units, complemented by coordinating work surfaces, stainless steel sink and mixer tap and splashback tiling. A range of freestanding appliances are included, comprising double oven with inset hob, fridge/freezer and dishwasher. Please note the washing machine will be removed. The kitchen is finished with practical tiled flooring.



Bedroom



Bedroom



Bedroom



Bedroom

The principal bedroom is a generous double room, finished with laminate flooring and feature wall. There is a double door wardrobe and separate cupboard which offers an excellent level of storage space.

Bedroom two is another well proportioned double room, again finished with laminate flooring and benefiting from a double door built-in wardrobe and separate built-in storage cupboard. The room is large enough for a variety of free standing furniture items.

The contemporary shower room completes the accommodation and comprises a wall mounted vanity unit with inset sink and WC, corner shower enclosure, wall mounted storage unit, aqua panelling to the shower enclosure and tiling to the floor, while a frosted window provides natural light and privacy.

Externally, the property is set within well maintained landscaped communal gardens. To the rear, a shared drying green is primarily laid to lawn, with a paved pathway leading to the bin store and exclusive residents' parking. The grounds are maintained under a factoring arrangement.

Accommodation

Lounge	11'0" x 16'10"	3.35m x 5.13m
Kitchen	9'3" x 10'9"	2.82m x 3.28m
Bedroom	11'8" x 11'10"	3.56m x 3.61m
Bedroom	14'7" x 7'10"	4.45m x 2.39m
Shower room	7'0" x 5'6"	2.13m x 1.68m



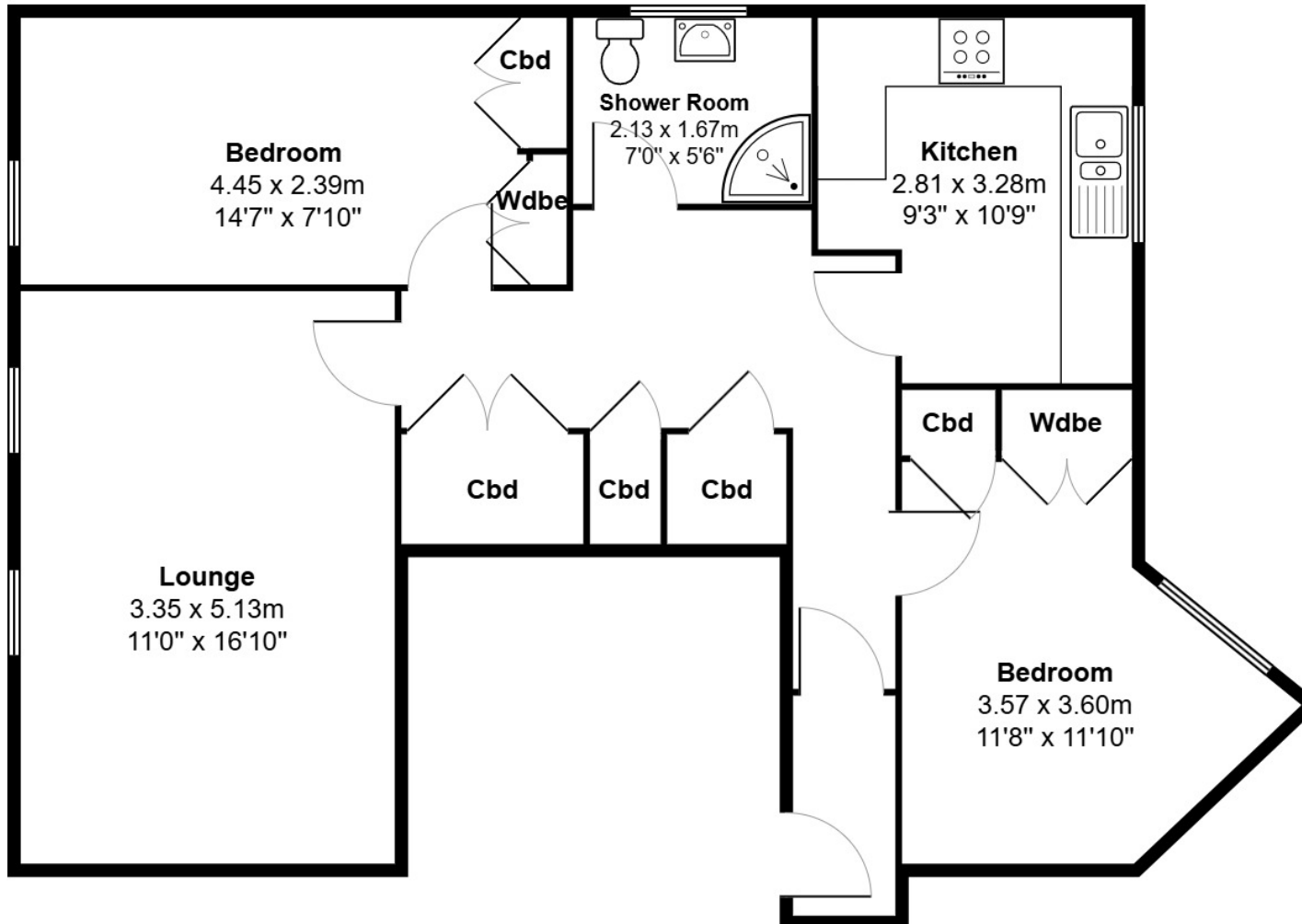
Shower room



Exterior

Floorplan

Flat 13 Pitstruan House, 295 Great Western Road



Directions

From Union Street continue on to Holburn Street and turn right at the traffic lights on to Great Western Road. Continue through the next set of traffic lights, Pitstruan House is situated on the left hand side, after Pitstruan Place.

Location

Great Western Road lies to the west of the city centre and is within walking distance of the city's main thoroughfare Union Street. A popular residential area, it has a choice of convenience and specialist shops, a regular bus service and a variety of leisure and recreational facilities, health centre and library. The airport and the various business locations around the city and suburbs are all easily accessible. For the lover of the outdoors, the open spaces on Royal Deeside provide year-round activities and stunning scenery.

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

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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