



77K Loch Street,
Aberdeen, AB25 1DH

**ledingham
chalmers**
estate agency



Kitchen



Lounge

**77K Loch Street,
Aberdeen, AB25 1DH**

**Two bedroom flat in the heart of the city
centre**

- Fantastic, city centre location
- Bright and spacious Lounge
- Fully fitted Kitchen
- Two well-proportioned Bedrooms
- Bathroom with shower over bath
- Parking at rear



Two beds.



One bathroom.



One public room.

Ideally situated in a purposed-built development in the very heart of the city centre, we are delighted to offer for sale this fantastic two bedroom flat with parking.

Moments from the Bon Accord Centre and the North East College, this one bedroom flat with parking is ideal for a first time buyer or buy-to-let investment.

The bright and airy hall gives access to the generously sized lounge, with twin windows flooding the property with light and offering an abundance of space for lounge furniture.

Located directly from the lounge is the fully fitted kitchen, featuring a range of base and wall units, oven and electric hob and sink with drainer.

There are two well-proportioned double bedrooms, one benefiting from a built-in wardrobe with sliding mirrored doors.

Completing the accommodation is the bathroom, comprising bath with over head shower, WC and wash hand basin.

The property is entered via secure door entry system and there is a residents car park at the rear.



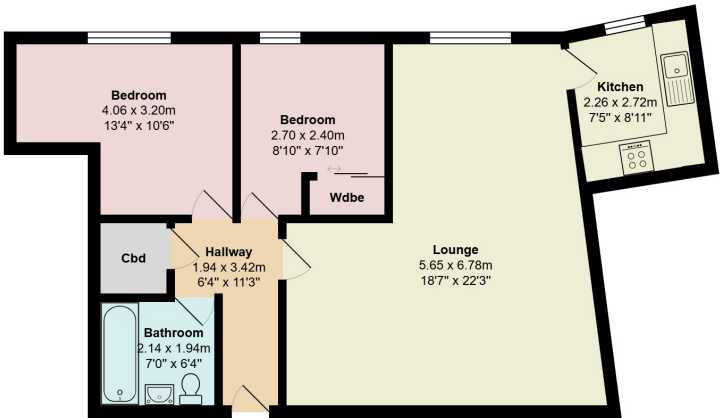
Bedroom



Bathroom

Accommodation and plans

Lounge	18'7" x 22'3"	5.67m x 6.78m
Kitchen	7'5" x 8'11"	2.26m x 2.72m
Bedroom	13'4" x 10'6"	4.07m x 3.2m
Bedroom	8'10" x 7'10"	2.69m x 2.39m
Bathroom	7'0" x 6'4"	2.13m x 1.93m



Directions

Travelling from the Bon Accord Shopping Centre up George Street, turn right at the traffic lights into John Street, and then right into Loch Street.

Location

Loch Street is situated in the heart of the City Centre near the entrance to the Bon-Accord Centre and John Lewis Department Store. The location is ideal for access to both the Aberdeen and Robert Gordon University Campuses and the wide range of recreational and leisure facilities available within the City.

Arrange a viewing

Contact us

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[Icea.com](#)

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.