67B Don Street

Old Aberdeen Aberdeen AB24 1UF

ledingham
chalmers
estate agency

Lounge

Kitchen

67B Don Street
Old Aberdeen Aberdeen AB24 1UF

Deceptively spacious two bedroom first floor flat located in the heart of old aberdeen

- Charming two bedroom first floor flat
- Located in the heart of Old Aberdeen
- Spacious lounge with kitchen access
- Two double bedrooms, both with built-in wardrobes
- Gas central heating
- Well maintained communal garden to the rear

Two beds.

One bathroom.

One public room.

We are delighted to offer for sale this deceptively spacious two bedroom first floor flat which is located in the heart of Old Aberdeen.

With its location within Old Aberdeen, the Aberdeen University Campus is within walking distance, making this an appealing property for any academics but is also most conveniently located for the oil and commercial centres at Bridge of Don, the attractions of the Beach, and only minutes from Aberdeen's vibrant city centre. There are shops to hand for everyday requirements and regular public transport for ease of travel to the wider city.

Access is granted to the rear of the building, with a well maintained communal hallway housing the stairs to the upper floor. These stairs are shared with only one other property. A cupboard below the stairs houses the electric meter and is shared equally between the three flats, with all properties sharing the costs of the communal lighting.

Upon entering the property, the hallway creates a warm and inviting atmosphere and allows access to most of the property's accommodation. There is also a generous cupboard found within the hall. The lounge is a spacious room allowing for the placement of various items of furniture. A door from the lounge gives kitchen access, with the kitchen being fitted with a range of light wood effect wall and base units with speckled grey work surface and splash back tiling. There is space for free standing appliances. Both bedrooms are of double proportions and are enhanced further by two built-in wardrobes. The accommodation is completed by the centrally placed bathroom comprising bath with electric shower above, WC and sink.

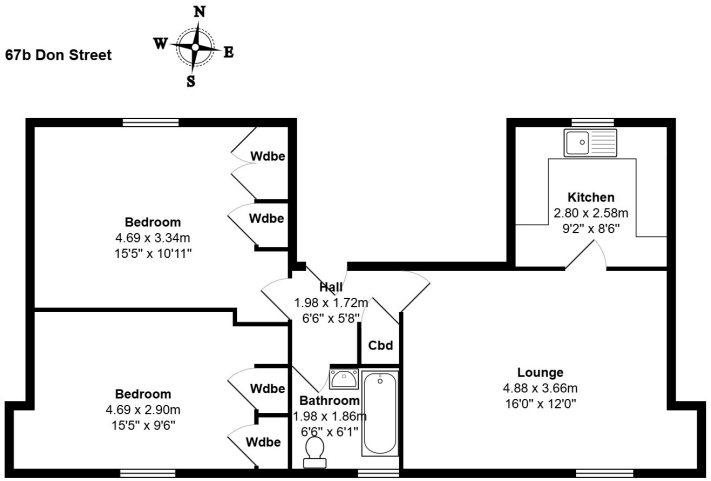
Outside, there is a communal garden which is shared equally between the three properties within the block.

Bedroom

Communal Rear Garden

Accommodation and plans

Lounge	16'0" x 12'0"	4.88m x 3.66m
Kitchen	9'2" x 8'6"	2.79m x 2.59m
Bedroom	15'5" x 10'11"	4.7m x 3.33m
Bedroom	15'5" x 9'6"	4.7m x 2.9m
Bathroom	6'6" x 6'1"	1.98m x 1.85m



Directions

From the City Centre, travel north on King Street, taking the left at the round about onto St Machar Drive. Continuing on this road, taking the second right onto Dunbar Street following the round the U bend at the bottom where the road becomes Don Street, with the property being located on the right.

Location

Old Aberdeen is mainly a conservation area, steeped in history with beautiful cobbled streets and grand town houses along with quaint cottages. The University heartland, the city centre is only a short distance away and there are many local amenities and shops nearby including Aberdeen Sport Village. Aberdeen's Beach Promenade with its coastal walks alongside a retail park, cinemas and restaurants is also nearby. Regular public transport to many parts of the city is readily available and the subjects enjoy easy access to the hospital complex at Foresterhill and to Aberdeen airport. Seaton Park with its wide open spaces and lovely riverside walks along the Don are close by, along with the Cruickshank Botanic Gardens.

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Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
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52-54 Rose Street, Aberdeen
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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.