



Flat 1, 41 St Swithin Street,
Aberdeen, AB10 6XL

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner

Well presented, two bedroom first floor flat

- Fantastic location
- Bright Lounge with fireplace feature
- Contemporary Kitchen with integrated appliances
- Two well-proportioned Bedrooms
- Storage cupboard on communal landing and cellar below
- Well maintained shared Garden at the rear



Bedroom



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this bright and spacious two bedroom, first 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 neutral decor, allowing any discerning buyer to take occupancy with ease.

The welcoming entrance hallway provides access to all accommodation.

The bright lounge is generous in size and allows space for a variety of free standing furniture as desired. Large windows flood the room with ample natural light and the fireplace feature is a lovely focal point.

Situated off the lounge, the modern kitchen is fitted with a range of white gloss base and wall units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and splashback behind. There is an integrated fridge/freezer, oven, hob and dishwasher, all will remain as part of the sale. Ample space is afforded for dining furniture.

The first spacious bedroom overlooks the front of the property. The room is decorated in neutral tones with carpeting and built in wardrobes, providing excellent shelving and hanging space. The current owners currently have a king size bed occupying the space.

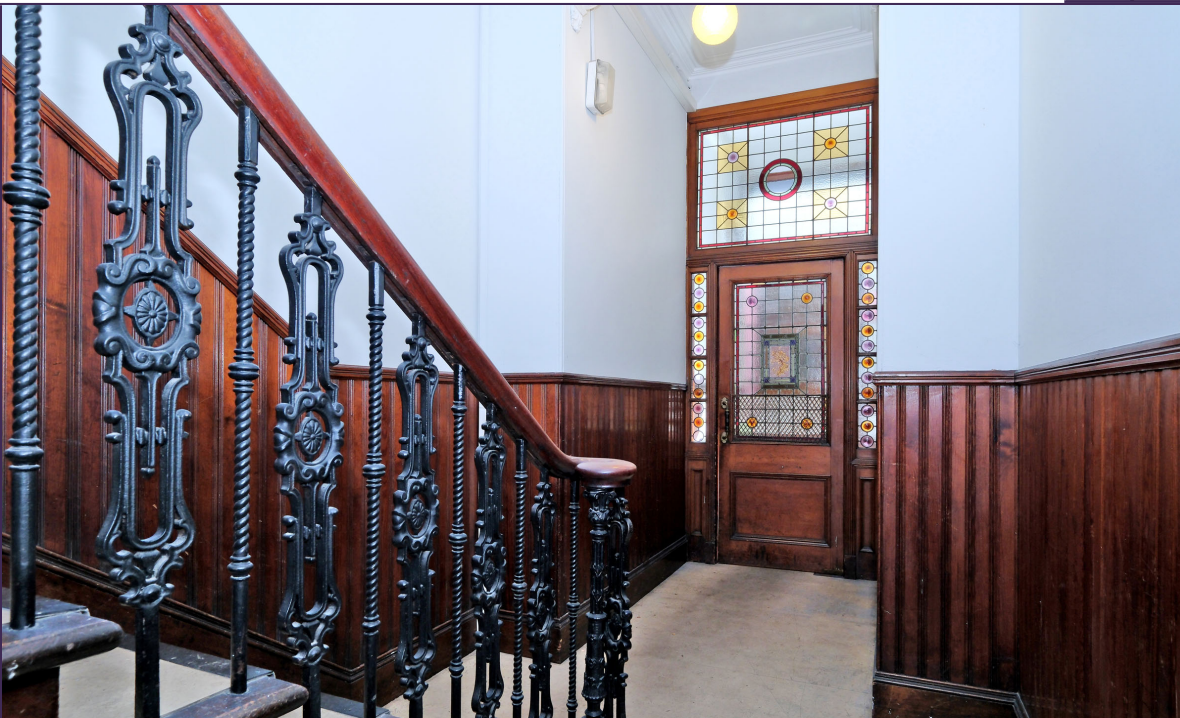
The second bedroom enjoys a quiet rear aspect and is also well-proportioned double with built in wardrobes.



Bedroom



Bathroom



Communal Hallway

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin. All wet areas have been tiled for convenience.

A fantastic feature of this property is the storage cupboard on the communal landing, it has light, power and water making this the perfect spot for your washing machine.

To the rear there is a well maintained shared garden with lawn and patio. There is also an exclusive cellar which can be accessed from the garden.

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



Shared Garden

Accommodation

| | | |
|-----------------|----------------|---------------|
| Entrance Hall | 4'2" x 13'2" | 1.27m x 4.01m |
| Living Room | 14'3" x 14'11" | 4.34m x 4.55m |
| Kitchen | 14'7" x 10'5" | 4.45m x 3.18m |
| Primary Bedroom | 14'7" x 8'11" | 4.45m x 2.72m |
| Bedroom | 13'1" x 10'1" | 3.99m x 3.07m |
| Bathroom | 6'9" x 5'5" | 2.06m x 1.65m |



Shared Garden



External

This floor plan shows a 3-bedroom house with a living room, kitchen, entry, and two bedrooms. The layout includes a living room with a fireplace, a kitchen with a stove and sink, a bathroom, and a central entry. The bedrooms are labeled as Primary Bedroom and Bedroom. The plan also shows a Pantry, a Walk-In Closet (WDBE), and a Walk-In Dressing Room (WDBE).

LIVING ROOM
4.34m x 4.55m
(14' 3" x 14' 11")

KITCHEN
4.45m x 3.18m
(14' 7" x 10' 5")

BATHROOM
2.05m x 1.65m
(6' 9" x 5' 5")

ENTRY
1.26m x 4.00m
(4' 2" x 13' 2")

PRIMARY BEDROOM
4.00m x 3.07m
(13' 1" x 10' 1")

BEDROOM
4.45m x 2.71m
(14' 7" x 8' 11")

PANTRY

WDBE

FLOOR PLAN

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.

Arrange a viewing

Viewing By appointment telephone 07544346994 / 07581704209 or by arrangement with Ledingham Chalmers on 01224 632500

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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.