



First Floor Flat, 333 George Street,
Aberdeen, AB25 1EE

**ledingham
chalmers**
estate agency



Lounge



Kitchen

First Floor Flat, 333 George Street, Aberdeen, AB25 1EE

Well-presented, two bedroom first floor flat

- City centre location
- Spacious accommodation throughout
- Well-equipped Kitchen
- Two well-proportioned Bedrooms
- Shower Room
- Dining space in the Lounge



Two beds.



One bathroom.



One public room.

Forming part of a traditional granite tenement block in the heart of the city centre this bright and spacious first floor flat is offered for sale. The building further benefits from a telephone security entry system.

The flat itself offers generous living accommodation and would be suitable for a first time buyer looking to take their first steps on the property ladder or perhaps a landlord looking to add to their rental property portfolio.

The property is entered into the bright and welcoming hallway which provides access to all accommodation.

The lounge is a spacious room with a large window to the front allowing an abundance of light to fill the room. Plentiful space is afforded for a wide range of free-standing furniture including dining furniture as desired.

The well-equipped kitchen has been fitted with a range of wood effect base and wall units, complimenting work tops and tiled splashback. The washing machine will be included within the sale.

There are two well-proportioned double bedrooms, both decorated in neutral tones and offer space for a desk and chair.

Completing the accommodation is the shower room comprising shower enclosure, wc and wash hand basin,



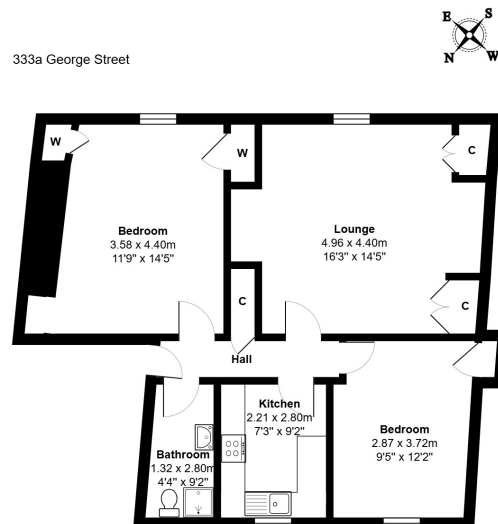
Bedroom



Bedroom

Accommodation and plans

Lounge	16'3" x 14'5"	4.95m x 4.4m
Kitchen	7'3" x 9'2"	2.21m x 2.79m
Bedroom	11'9" x 14'5"	3.58m x 4.4m
Bedroom	9'5" x 12'2"	2.87m x 3.71m
Bathroom	4'4" x 9'2"	1.32m x 2.79m



Directions

To reach the property travel north on George Street from the City centre, passing St Andrews Street, John Street, Craigie Street and Maberly Street. The property is on your left just after Maberly Street.

Location

George Street is in the heart of the City with many amenities close by, and the Bon Accord shopping centre is only a few minutes walk from the property. Within easy walking distance is the University of Aberdeen, Woolmanhill Campus and the Aberdeen Royal Infirmary. Excellent public transport links make all parts of the city easily accessible.

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.