



28D, Hill Street,
Aberdeen, AB25 2XY

**ledingham
chalmers**
estate agency



Lounge



Bedroom

**28D, Hill Street,
Aberdeen, AB25 2XY**

One bedroom, city centre flat

- Fabulous, city centre location
- Bright Lounge
- Stylish, fully fitted Kitchen
- Well-appointed Bathroom
- Spacious accommodation throughout
- Neutral decor



One bed.



One bathroom.



One public room.

We are delighted to present for the sale this well maintained one bedroom first floor flat in a most central location within the city centre.

Situated in a granite tenement building the communal areas have been particularly well presented and the flat itself, presents the perfect first time buy or buy to let investment. Early viewing is highly recommend to appreciate the level of accommodation on offer.

Upon entering the hallway there is a wall mounted security handset and access to all accommodation.

The well-proportioned dining kitchen has been fitted with a good range of white gloss wall and base mounted units with co-ordinating work surface. The neutral walls give a light and airy feel whilst the flooring contrasts well. All kitchen white goods will remain.

The front facing lounge has ample space for free standing furniture a large window allows natural light to flood in and the arched alcoves present a pleasing focal point.

The double bedroom enjoys a front aspect with large window allowing natural light to flow.

Completing the accommodation is the shower room which has been well appointed with a shower enclosure, WC and wash hand basin.



Shower Room

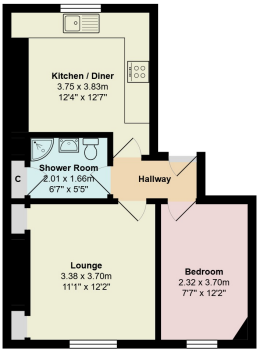


External

Accommodation and plans

Lounge	11'1" x 12'2"	3.38m x 3.71m
Kitchen/Diner	12'4" x 12'7"	3.76m x 3.84m
Bedroom	7'7" x 12'2"	2.31m x 3.71m
Bathroom	6'7" x 5'5"	2.01m x 1.65m

28d Hill Street



Directions

Travelling from the city centre proceed east along Union Street and turn left onto Union Terrace. At the first set of traffic lights turn left again onto Rosemount Viaduct. Proceed along Rosemount Viaduct and continue up the hill to the junction with Rosemount Place. Turn right into Rosemount Place, then turn right into Hill Street.

Location

Hill Street is located a very short distance from the city centre and a regular bus services operating nearby facilitates quick and easy access to most parts of the city. The area is well served by local shops providing every day essentials with larger outlets, including Sainsburys and Next stores, located at nearby Berryden and Kittybrewster and of course, all the main retail and entertainment the city centre itself has to offer. Foresterhill and Cornhill Hospital Complexes are within easy walking distance, as is Aberdeen University, with Aberdeen Airport easily accessible. The Victoria and Westburn Parks, with their many attractions and well maintained outdoor spaces are also close by.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers

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.