



10 Blenheim Place,
Aberdeen, AB25 2DY

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Kitchen / Lounge

Well presented two bedroom ground floor flat within a prime west end location

- Situated in a West End location close to local amenities
- Traditional granite building with a wealth of period detail
- Spacious Lounge with large bay window to front
- Striking modern kitchen with breakfast bar
- Well proportioned bedrooms with bathroom and WC
- Secluded fully enclosed rear garden



Two beds.



One bathroom.



One public room.

We are delighted to present for sale this stylish ground floor two bedroom apartment in a quiet, yet accessible West End location.

This traditional property spans the whole of the ground floor of this granite building boasting a wealth of period detail with high ceilings and benefits from a striking open plan kitchen, two well proportioned double bedrooms, bathroom and WC. The property has been well maintained by the current owners with the installation of a modern kitchen and new boiler with modern radiators which has an active service plan. This an excellent purchase for any discerning purchaser looking for a property with accommodation over one level which can be moved into with ease.

Entry can be granted via a well maintained communal hallway, which is shared with only two other properties. The main internal hallway boasts wooden flooring and high ceilings, allowing access to all of the property's accommodation.

The kitchen / lounge is a fantastic living, dining and entertaining space set on open plan. Located to the front of the property it is a pleasant room boasting spacious dimensions and features a large bay window allowing ample natural light to flood in.

The kitchen is fitted with a range of modern shaker style units in an attractive light blue colour with statement splash back tiling. There are a host of integrated and free standing appliances including fridge, freezer, oven, hob, extractor fan which is vented, along with a hot tap. The kitchen has been cleverly designed to include a dual function breakfast bar/island, which gives excellent additional worktop space and can also be used for dining.



Bedroom



Utility / WC



Bedroom

The well proportioned double bedroom has a quiet aspect to the rear with outlook over the garden and boasts modern decor and co-ordinating wooden flooring. The room is enhanced further by built-in furniture, Aberdeen Press cupboard and a useful WC which also houses the washing machine.

A second double bedroom is located to the front of the property and also enjoys double proportions. The accommodation is completed by the bathroom which is light and airy with an opaque window to the rear. The bathroom is fitted with a quality white suite comprising WC, wash hand basin set into a white high gloss vanity unit and a corner bath with shower above. There is extensive aqua panelling to the shower area which continues to two walls and co-ordinates with the statement vinyl flooring. There is an extractor fan and a white radiator.

Outside, there is an exclusive area to the front which is laid with gravel chips, central tree and enjoys a south westerly aspect. Within the communal hallway, there is an exclusive storage cupboard located below the stairs which is fitted with power.

The rear garden is fully enclosed, mainly laid with lawn and is shared with the upper flats. There are three outhouses, the one closest to the building is shared, with the middle outhouse being exclusive to this property. There is an external electrical plug with is connected to the power supply of this property along with an external tap.



Bathroom

Accommodation

Lounge	12'8" x 14'6"	3.86m x 4.42m
Kitchen	9'1" x 7'7"	2.77m x 2.31m
Bedroom	11'11" x 11'6"	3.63m x 3.51m
Utility/WC	5'4" x 5'9"	1.63m x 1.75m
Bedroom	7'9" x 14'4"	2.36m x 4.37m
Bathroom	4'11" x 11'6"	1.5m x 3.51m



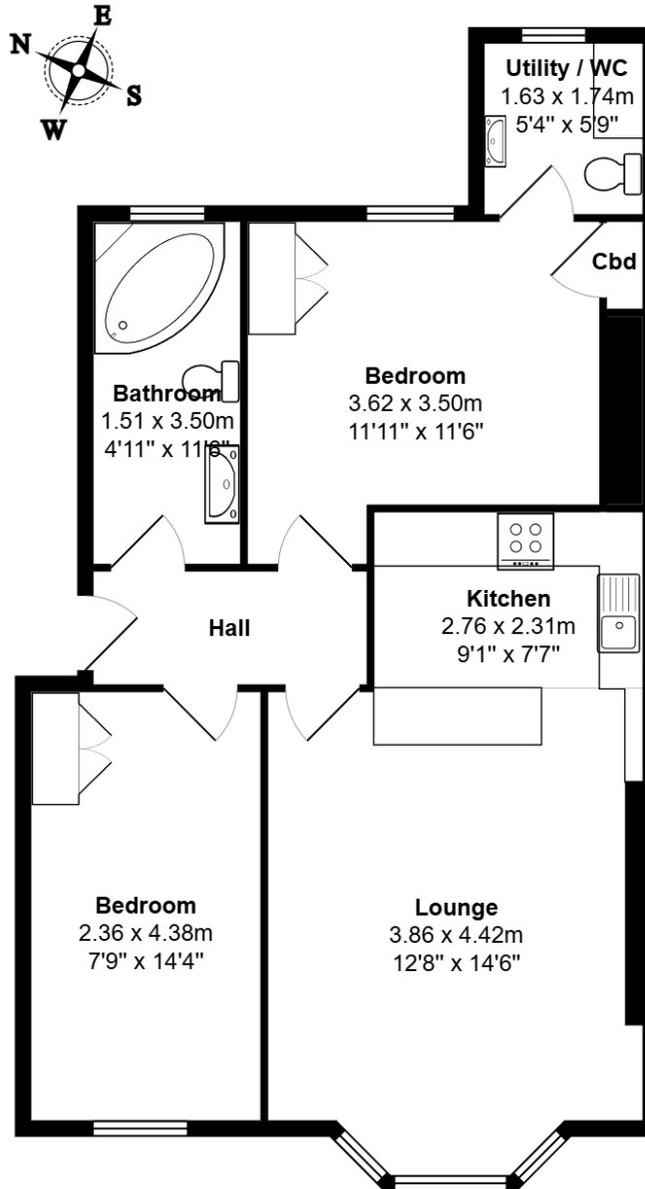
Front Garden



Rear Garden

Floorplan

10 Blenheim Place



Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queens Cross roundabout exit onto Fountainhall Road. Continue a short distance along Fountainhall Road and turn right onto Desswood Place, continuing along turn right onto Blenheim Place and No. 10 is situated a short distance along on the left hand side.

Location

Blenheim Place lies in the city's west end with a wealth of cafes, shops and amenities within walking distance. Well placed for those working within the Queens Cross and Albyn areas of the city, the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen airport. Reputable nursery, primary and secondary schools are in the area and regular public transport to many parts of the city is readily available.

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.

Arrange a viewing

Viewing By appointment telephone 07761 588946 or by arrangement with Ledingham Chalmers on 01224 632500

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