



51 Cromwell Road,
Aberdeen, AB15 4UE

**ledingham
chalmers
estate agency**





Dining Kitchen



Dining Kitchen

Stylish, fully renovated city centre apartment with private entrance and parking

- Well positioned city centre location, with open views
- Period and contemporary features with open fireplace
- Striking dining kitchen with garden views
- Two well proportioned double bedrooms
- Two modern shower rooms with quality finishes
- Landscaped garden with enviable off street parking



Two beds.



Two bathrooms.



One public room.

Ideally located in the West End of Aberdeen, this two bedroom self contained flat is an ideal purchase for those looking for an outstanding property that is in true move-in condition.

The property is situated within a traditional granite building and benefits from an extensive refurbishment throughout, including but not limited to, full replacement of the gas central heating system with boiler, pipework and traditional style radiators, full replacement of the double glazed windows with acoustic glazing installed to the front, full rewire with smart WiFi managed touch control light switches and the creation of double off street parking spaces.

Enjoying a prime city centre location, the property is within walking distance of many local amenities including cafes, bars and shops. To the front the property enjoys an open outlook over Harlaw Playing Fields, a rare find in such a central location.

The standard of finish is instantly apparent, with quality fixtures and finishes being found throughout this fine home.

Viewers will also be pleased to know the property has also had the walls and ceilings insulated allowing any discerning buyers to purchase a property with all the character and charm of a traditional building but with enhanced energy efficiency, normally only reserved for newer build properties.

Entry to the property is at the front of the building where a traditional light grey timber door with multipoint lock gives a pleasing first impression, flowing through to the bright entrance vestibule with feature floor tiling and original period stained glass door leading to the main hallway which boasts quality oak herringbone flooring and LED ceiling lighting.



Hallway



Bedroom



Shower room



Shower room

The lounge is generous in size and continues with the decor theme of white tones creating a crisp and clean appearance, while the original open fire adds a warm and inviting atmosphere.

Overflowing with natural light from the front facing bay window, meticulously maintained period features include high ceilings with ornate cornice and double height skirting which add to the traditional charm of the room. The room is completed by LED ceiling lighting which further enhances the beauty of the cornicing.

Located off of the main hallway there is a large cupboard fitted with three hanging rails offering an excellent level of storage.

Opposite is the striking shower room, comprising tiling to the floor and walls, walk-in Novosolid shower, wc, feature heated towel rail, Sensio smart mirror and wall mounted vanity unit with sink. RAK Ceramics basin tap and shower mixer add a high quality finish.

To the rear, with pleasant south facing garden views, the first double bedroom enjoys great proportions again with high ceilings enhancing the feeling of light and space.

The quality kitchen is impeccably finished with a range of modern grey base units, complete with quality black/grey concrete effect worktops and over head shelf with built-in LED lighting creating a stylish statement. With composite sink, a variety of appliances are generously included within the sale comprising fridge/freezer, oven, combination microwave and induction hob with built-in extractor. There is ample space for dining with a large window providing peaceful rear garden views.

A useful utility area is fitted with floor to ceiling white units which include excellent storage cupboards, while also housing the boiler and washing machine. There is a door opposite giving garden access.

The second double bedroom is accessed via a pocket door and enjoys a bright and sunny aspect to the rear, with five windows filling the room with light. The room is enhanced further by a modern ensuite shower room with bifold shower enclosure, Sensio smart mirror, wall mounted vanity unit with sink, WC tiling to the walls and feature dot mosaic tiling to floor.



Bedroom



Bedroom



Ensuite



Ensuite

Outside, the rear garden is a peaceful oasis of calm and is beautifully landscaped, reflecting the level of finish found within the property. The garden is fully enclosed with areas of both decking and artificial grass. Modern LED lighting has been added to the steps and patio area which transforms the space in the evenings. For added convenience there is an external socket by the patio.

A gate at the bottom of the garden leads to a stone chip area which provides off street parking for two cars. Viewers will be pleased to know there are provisions in place for an electric car charger to be added if required. To the front there is an area of stone chips with mature shrubs.

Accommodation

Lounge	14'10" x 18'2"	4.52m x 5.54m
Dining Kitchen	13'8" x 16'11"	4.17m x 5.16m
Bedroom	13'0" x 11'8"	3.96m x 3.56m
Shower room	7'10" x 11'2"	2.39m x 3.4m
Utility room	6'6" x 9'6"	1.98m x 2.9m
Bedroom	7'5" x 26'7"	2.26m x 8.1m
Ensuite	3'5" x 8'8"	1.04m x 2.64m



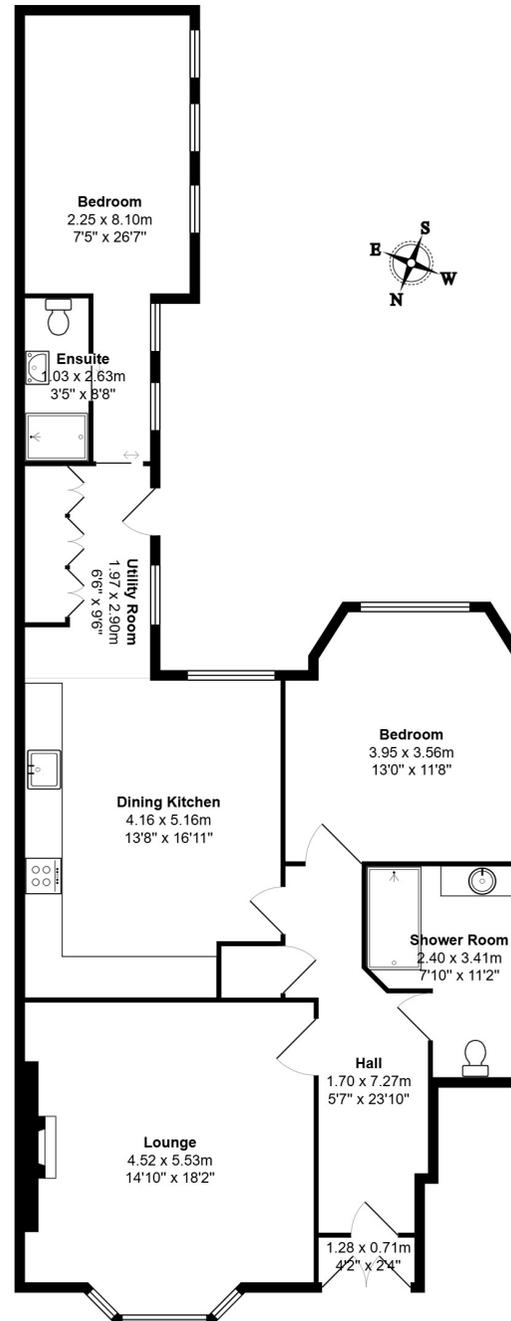
Rear Garden



Rear Garden

51 Cromwell Road

Floorplan





Rear Garden

Directions

Travelling west along Union Street continue onto Holburn Street and take the first opening on the right onto Union Grove. Proceed along Union Grove, over the roundabout at Forest Avenue onto Cromwell Road and No. 51 is located on the left handside after the turn off onto Burns Road.

Location

Cromwell Road is well positioned for easy access onto the main Aberdeen ring road providing commuting to both north and south of the city. There is a good range of local amenities with supermarket, Post Office and further retail shops at Countesswells Road and also Mannofield. The area is well served by public transport facilities and is within easy distance of Aberdeen city centre with its many recreational and leisure facilities.

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 07973 155915 or by arrangement with Ledingham Chalmers on 01224 632500

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