



2 C West Craibstone Street,
Aberdeen, AB11 6DL

**ledingham
chalmers**
estate agency



Kitchen/Diner/Lounge



Immaculately presented, two bedroom first floor flat

- Sought after location
- Spacious, open plan Lounge and Kitchen
- Two Bedrooms, one sizeable double and one single
- Modern Shower Room
- Clean and well maintained communal hallway
- Within close proximity to local restaurants and bars

Kitchen/Diner/Lounge



Two beds.



One bathroom.



One public room.

Kitchen/Diner/Lounge

Boasting a prime location in the heart of the city centre, we offer for sale this executive two bedroom first floor flat. The property is presented in immaculate order throughout, offering well proportioned accommodation.

The traditional granite building is entered via a security entry system into the clean and tidy communal hallway, giving way to the stairwell to the flat on the first floor. The internal hall sets the tone for the property which has been thoughtfully designed to provide bright airy well-proportioned accommodation with all finishes being to an extremely high standard.

Sure to impress viewers is the lounge and kitchen which is set over an open plan layout lending well to modern life. The lounge is of fantastic proportion and is flooded with natural light through the three front facing windows.

The stylish kitchen has been fitted with a wide range of contemporary, white gloss base and wall units with complimenting work tops, tiled splash back and added island which makes a perfect breakfast bar.

The first bedroom is a sizeable double featuring a built in triple wardrobe offering fantastic storage. A window lets in a good ingress of light and provides pleasant views over the square.



Bedroom



Bedroom



Bedroom

The second bedroom is a versatile space which can be configured to suit individual needs, this room benefits from built in wardrobes and would be suitable to be used as a single bedroom or a study.

Completing the internal accommodation is the modern shower room which boasts under floor heating, walk in shower, wc and wash hand basin.

The property is maintained by Newton factoring company, the cost of this is £45 per month and this covers all repairs and the buildings insurance.

Within close proximity to local amenities, bars and restaurants but still set back from Union Street this truly is an ideal setting.

Early viewing is highly recommended to appreciate this fantastic location and immaculate internal condition.



Shower Room

Accommodation

Kitchen/Diner/Lounge	24'8" x 16'3"	7.52m x 4.95m
Bedroom	12'4" x 10'11"	3.76m x 3.33m
Bedroom	13'3" x 5'3"	4.04m x 1.6m
Shower Room	5'9" x 6'8"	1.75m x 2.03m



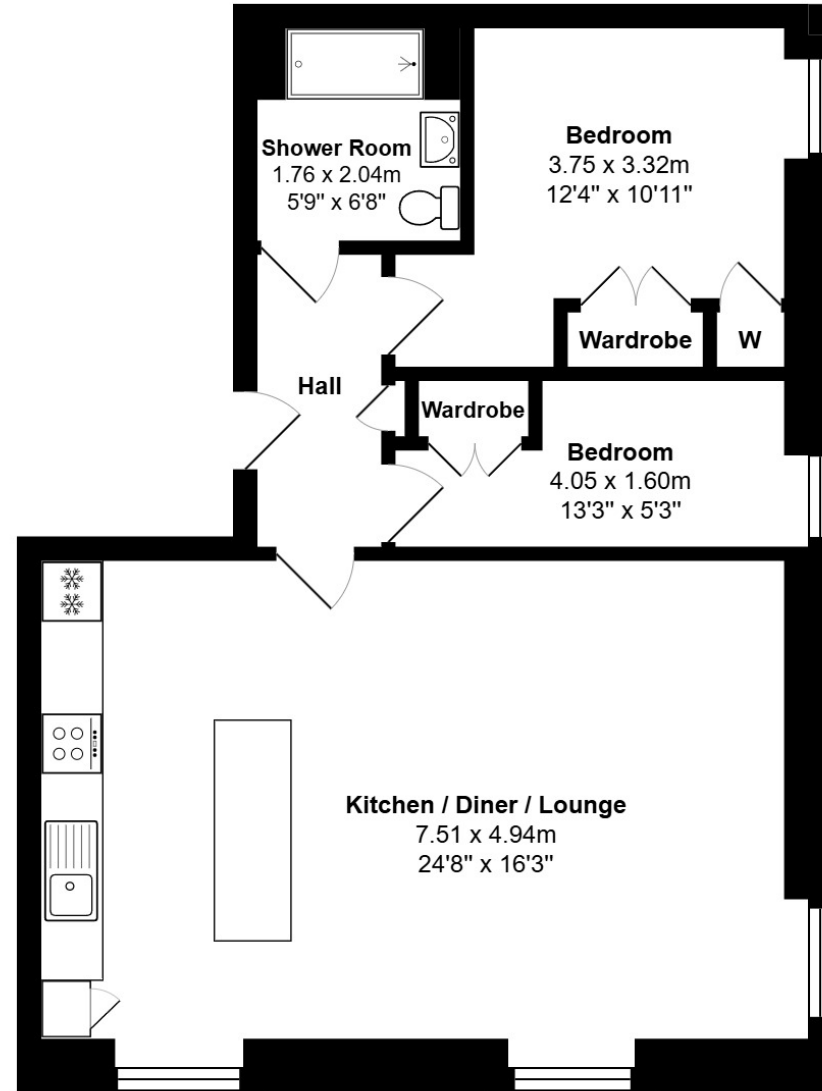
Internal Hallway



Communal Hallway

Floorplan

2C West Craibston Street



Directions

From Union Street turn into Bon Accord Street; take second right into East Craibstone Street which leads into Bon Accord Square which then leads to West Craibstone Street.

Location

West Craibstone Street connects on to Bon Accord Square, a charming quadrangle situated within a conservation area in the heart of the city centre. Deceptively quiet despite its central location, the property overlooks an area of grass with mature trees and heritage street lighting. On street parking is permitted with a resident's permit available from the local council. Within easy reach of the city's wealth of leisure, shopping, transport, cultural and entertainment amenities, it is also a short distance from the open spaces of the Duthie Park, award winning Winter Gardens and especially close to Bon Accord Terrace Gardens. His Majesty's Theatre, the Music Hall, Belmont Filmhouse and Union Square are within a 10 minute walk from the apartment.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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