



62D Ashvale Place
Aberdeen AB10 6QB

**ledingham
chalmers**
estate agency



Lounge



Kitchen and dining area

62D Ashvale Place Aberdeen AB10 6QB

Beautifully presented one bedroom flat, in the heart of the city

- Sizeable city centre first floor flat
- Perfect first time buy or buy to let
- Open plan kitchen / lounge with area for dining
- Double bedroom with garden views
- Sizeable shared garden with exclusive cellar
- Walking distance of Union Street and multiple bus routes



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this well maintained one bedroom first floor flat set within a traditional granite tenement in Ashvale Place, just a few minutes walk from Holburn Junction and Aberdeen City Centre.

The property presents the perfect purchase for those looking to take their first steps onto the property ladder or those looking for an ideal buy to let investment.

Featuring the modern comforts of gas central heating and double glazing early viewing is essential to appreciate the level of accommodation on offer.

The lounge has a bright open aspect to the front of the property, with uninterrupted views over the tree lined street which is a rarity in such a central location. There is ample space for free standing furniture and decorative ceiling coving combines well with neutral decor and dark oak laminate.

Two wall alcoves have fitted shelving. The kitchen is set on an open plan layout with the lounge has a range of white shaker style wall and base mounted units, with integrated oven and hob. The kitchen white goods will remain as part of the sale.

The double bedroom is peacefully located to the rear of the property and enjoys leafy green views. There is space for multiple items of bedroom furniture, with the cupboard in the far corner housing the modern boiler. The bathroom completes the accommodation with a white sink, WC and bath with mains shower over.

There is a shared drying green to the rear and access to two exclusive cellars which are clearly marked with the letter 'D'. Aberdeen city council manage any maintenance required within the block, with there being 1/6th split in the costs.



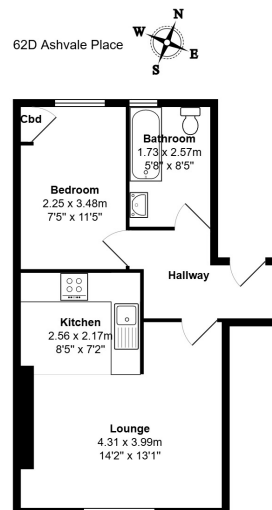
Bedroom



Bathroom

Accommodation and plans

Lounge	14'2" x 13'1"	4.32m x 3.99m
Kitchen	8'5" x 7'2"	2.57m x 2.18m
Bedroom	7'5" x 11'5"	2.26m x 3.48m
Bathroom	5'8" x 8'5"	1.73m x 2.57m



Directions

From the west end of Union Street exit left onto Holburn Street. Then second right into Ashvale Place which is a one way street. Number 62 is located a short way along on the right hand side. Ashvale Place is a popular residential street located to the west end of Aberdeen City Centre, just a short way from Union Street.

Location

There are local shopping facilities, restaurants and leisure facilities. Regular bus services provide access to most areas of Aberdeen and a direct route across to Garthdee where Robert Gordon University is situated.

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.