



**21 Ashley Grove,**  
Aberdeen, AB10 6WE

**ledingham  
chalmers**  
estate agency





External





Kitchen



Kitchen

## One bedroom upper flat in purpose built over 55's development

- Upper floor flat in purpose built development
- Spacious Lounge with dining space
- Well equipped Kitchen and Shower Room
- One well-proportioned Bedroom
- Ample storage throughout
- Close to local amenities



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this one bedroom, upper flat located in a fabulous purpose built, over 55's development. The property is within close proximity to Aberdeen city centre and local shops.**

This is an upper floor flatted retirement apartment for the over 55's who are able to live independently and which adjoins Great Western Road in a very convenient location just past the junction with Nellfield Place. Local shops in Great Western Road and Holburn Street are close at hand, the City Centre is within very easy reach and buses operate just adjacent to the property on Great Western Road. The flat benefits from a secure door entry system and for added peace of mind there are emergency pull cords and a stair lift already fitted in the entrance stairwell.

Upon entering the property a staircase rises to the entrance hall which benefits from a storage cupboard and provides access to all accommodation.

The bright lounge is extremely spacious in size and features a large window, flooding the room with natural light. Ample space is afforded to host a dining table as desired.

The well equipped kitchen has been fitted with a range of wood effect base and wall units with integrated hob, oven and extractor above. Please note all white goods will be included within the sale.



Lounge



Lounge





Bedroom

The well-proportioned double bedroom enjoys a quiet and peaceful rear aspect and benefits from an array of built in storage.

Completing the accommodation is the shower room comprising fully enclosed shower, wash hand basin and WC nestled within a vanity unit with added storage. There is also the added benefit of underfloor heating and heated towel rail for convenience.

All internal communal areas are well maintained with stair lighting, and there is a shared drying facility. It is factored by Benefactors Property Mgt Ltd. which there is a monthly charge.



Bedroom



Accommodation

Lounge	14'8" x 15'10"	4.47m x 4.83m
Kitchen	5'7" x 13'10"	1.7m x 4.22m
Bedroom	8'7" x 13'10"	2.62m x 4.22m
Shower Room	5'2" x 6'10"	1.58m x 2.08m



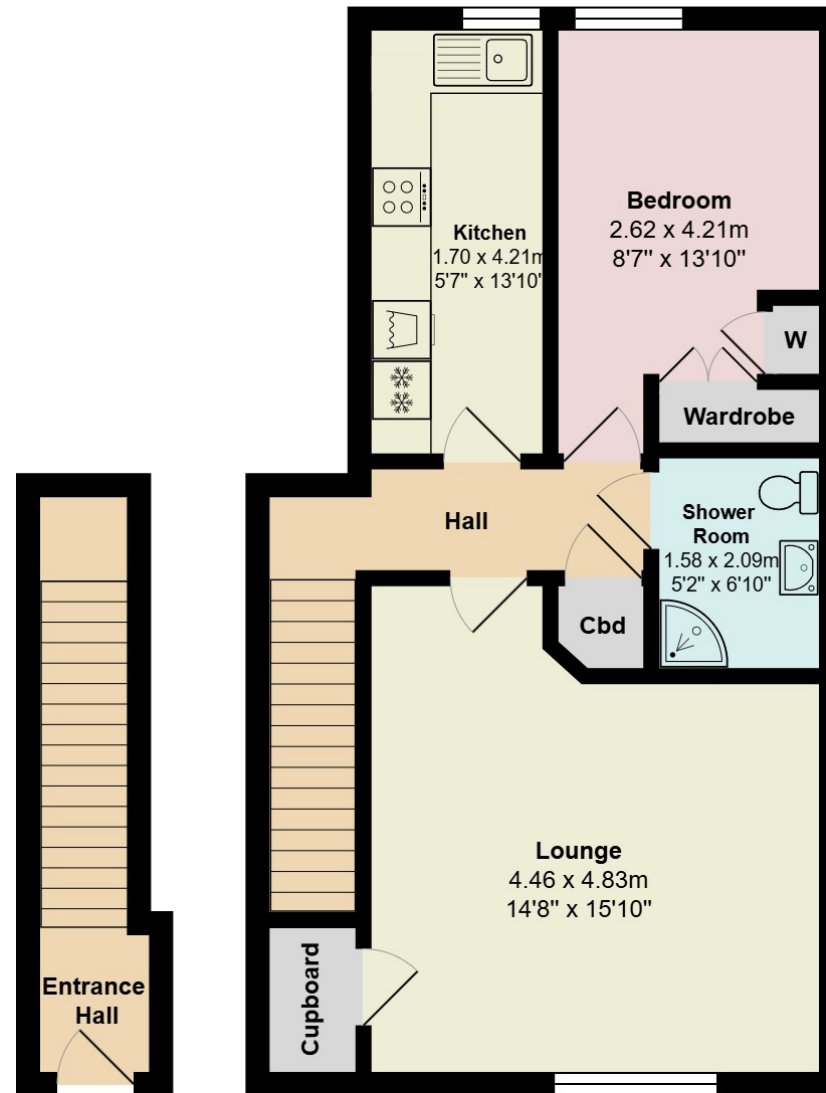
Shower Room



External

## Floorplan

21 Ashley Grove



## Directions

Leave Union Street via Holburn Junction turning left onto Holburn Street. At the traffic lights turn right onto Great Western Road and after passing Nellfield Place on the left hand side, Ashley Grove is the next opening on the left.

## Location

Ashley Grove is located just off Great Western Road and is ideally situated within easy walking distance of the City Centre in an area well served by local shops and public transport facilities. Most parts of Aberdeen City are readily accessible by a variety of arterial routes and Union Street with its many attractions, particularly shops and leisure facilities, is within relatively easy walking distance.

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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