



Garden Flat, 130 Bon Accord Street
Aberdeen AB11 6TX

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chalmers**
estate agency



Lounge



Lounge



Kitchen

Garden flat offering stylish open-plan living and exclusive outdoor space

- Deceptively spacious garden flat
- Sought after Ferryhill location
- Spacious semi open-plan lounge and kitchen
- Two bedrooms both with built-in storage
- Exclusive decked garden area
- Shared drying green



Two beds.



One bathroom.



One public room.

Enjoying a pleasant position within the ever popular Ferryhill area, we are delighted to offer for sale this exceptionally spacious two bedroom lower ground floor garden flat.

Having been comprehensively upgraded and renovated in recent years, the property offers stylish and secluded living in the heart of the city.

Entry is gained via a secure communal hallway. A welcoming entrance vestibule leads into the welcoming hallways. Beautiful natural stripped and sealed floorboards immediately set the tone for the quality of finish found throughout the home.

The heart of the property is undoubtedly the impressive lounge and kitchen space, which is arranged on a semi open-plan layout and provides a fantastic environment for both everyday living and entertaining. The bright and spacious lounge offers ample room for a variety of furniture arrangements and is finished in tasteful modern décor, complemented by the original floorboards and contemporary spotlights.

Flowing seamlessly from the lounge, the kitchen has been thoughtfully designed and fitted with a range of modern base units, centred around a stylish island incorporating a stainless-steel sink. The kitchen offers excellent preparation and dining space, while a range style cooker with five ring gas hob creates an attractive focal point.

Returning to the hallway, there are two well proportioned bedrooms. The principal bedroom is quietly positioned to the rear of the property and offers ample space for a range of freestanding furniture. The room is further enhanced by built-in wardrobes with sliding mirrored doors.



Bedroom



Bedroom



Bedroom



Bedroom

Bedroom two is a good size and enjoys direct access to the exclusive garden area via patio doors, creating a wonderful connection between the indoor and outdoor spaces. The room is further enhanced by a built-in cupboard housing the boiler and built-in wardrobe with sliding doors. This room is incredibly versatile, lending its self to be used as a dressing room, home office or second public space.

Completing the accommodation is the luxurious shower room, which has been finished to a good standard with full-height tiling and a contemporary white suite. Features include a walk-in shower with waterfall shower head, WC and a stylish vanity unit incorporating a ceramic bowl wash hand basin. A heated towel rail and ceramic floor tiling complete the space.

Outside, the property benefits from an exclusive decked seating area, providing an ideal spot to relax and enjoy the warmer months. In addition, there is access to a shared drying green.

On-street parking is available to the front of the property.

Accommodation

Lounge	14'1" x 14'6"	4.29m x 4.42m
Kitchen	13'11" x 14'5"	4.24m x 4.4m
Bedroom	9'5" x 11'5"	2.87m x 3.48m
Bedroom	9'7" x 15'7"	2.92m x 4.75m
Shower room	5'0" x 11'5"	1.52m x 3.48m

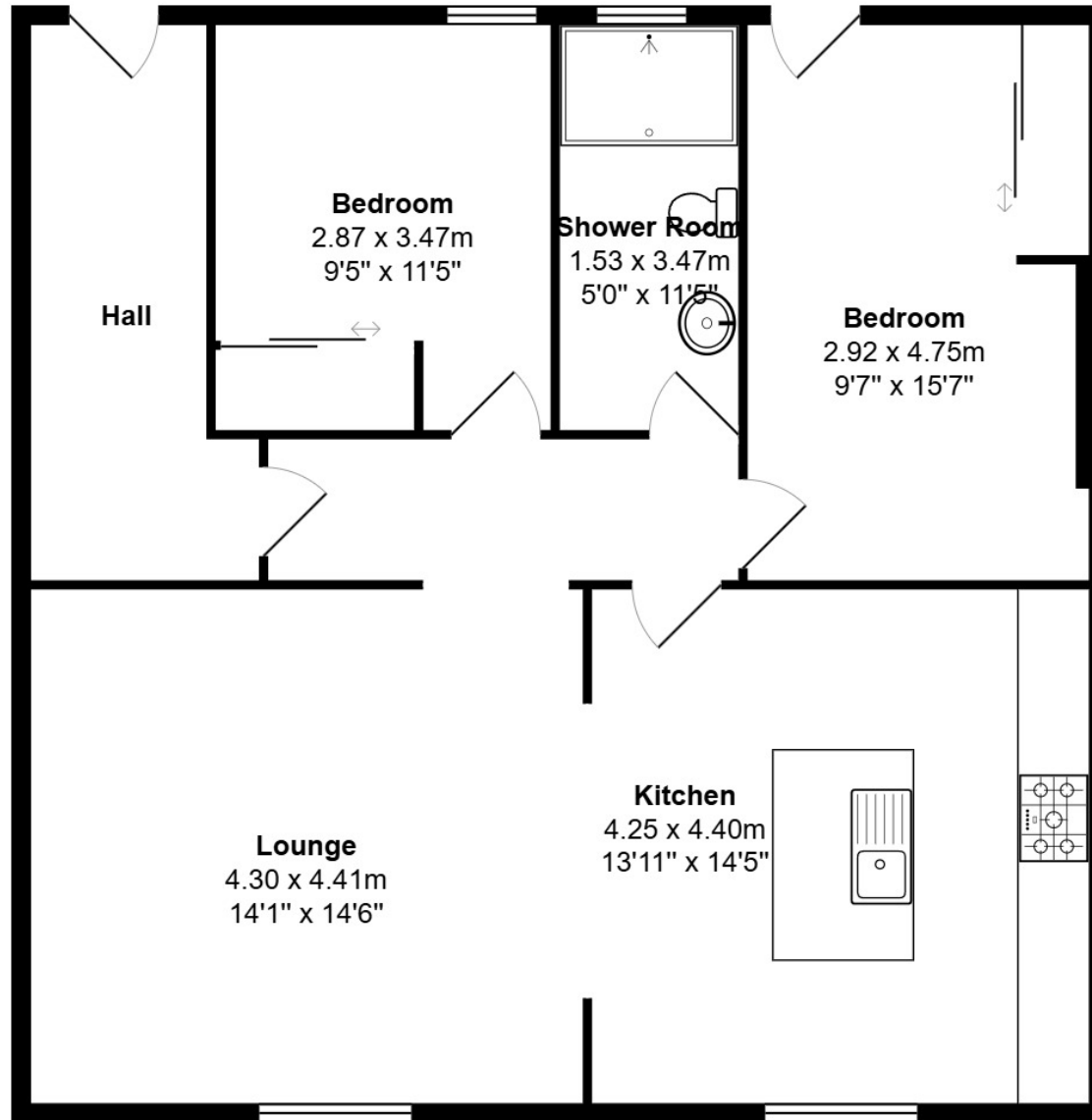


Shower room



Rear Garden

Floorplan



Directions

From Union Street proceed along Bon Accord Street heading south. Number 130 Bon Accord Street is situated on the right-hand side of the road as indicated by our For Sale board.

Location

Bon Accord Street is situated in the popular Ferryhill area which is well served by local shops and by public transport facilities. The location is extremely convenient for the nearby Talisman building and a wide range of pubs, clubs, restaurants and leisure facilities in the West End of the City are all within relatively easy walking distance as is the Duthie Park with its many attractions including the Winter Gardens.

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 xxxxxxxxxx or by arrangement with Ledingham Chalmers on 01224 632500

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