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**77 F Loch Street,**  
Aberdeen, AB25 1DH

**ledingham  
chalmers**  
estate agency



Lounge/Diner



Kitchen

**77 F Loch Street,  
Aberdeen, AB25 1DH**

**Two bedroom flat located in the heart of the  
city centre**

- Fantastic location
- Spacious Lounge/Diner
- Modern Kitchen
- Two well proportioned Bedrooms
- Within close proximity to Aberdeen city centre
- Rear car park



**Two beds.**



**One bathroom.**



**One public room.**

**Ideally situated in a purposed-built development in the very heart of the city centre, we are delighted to offer for sale this fantastic two bedroom flat with parking.**

Moments from the Bon Accord Centre and the North East College, this two bedroom flat with parking is ideal for a first time buyer or buy-to-let investment.

The bright and airy hall gives access to the generously sized lounge/diner, with twin windows flooding the property with light and offering an abundance of space for a variety of free standing furniture.

Located directly from the lounge is the fully fitted kitchen, featuring a range of contemporary base and wall units, oven and electric hob and sink with drainer.

There are two well-proportioned double bedrooms, one benefiting from a built-in wardrobe with sliding mirrored doors.

Completing the accommodation is the bathroom, comprising walk in shower, WC and wash hand basin with mirror above.

The property is entered via secure door entry system and there is a residents car park at the rear.



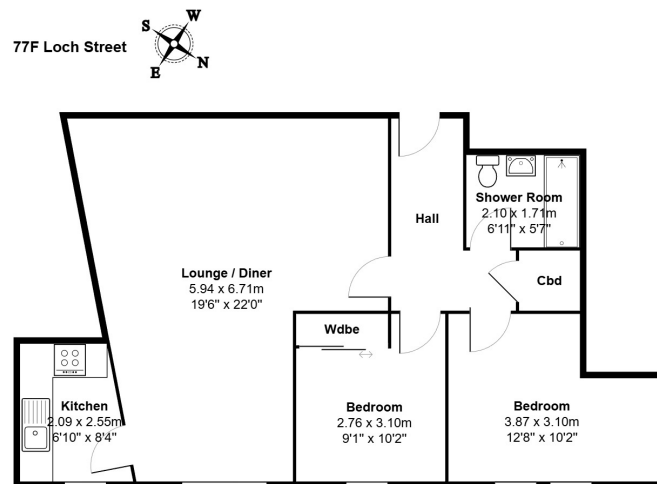
Bedroom



Bedroom

## Accommodation and plans

Lounge/Diner	19'6" x 22'0"	5.95m x 6.71m
Kitchen	6'10" x 8'4"	2.08m x 2.54m
Bedroom	12'8" x 10'2"	3.86m x 3.1m
Bedroom	9'1" x 10'2"	2.77m x 3.1m
Shower Room	6'11" x 5'7"	2.11m x 1.7m



## Directions

Travelling from the Bon Accord Shopping Centre up George Street, turn right at the traffic lights into John Street, and then right into Loch Street

## Location

Loch Street is situated in the heart of the City Centre near the entrance to the Bon-Accord Centre and John Lewis Department Store. The location is ideal for access to both the Aberdeen and Robert Gordon University Campuses and the wide range of recreational and leisure facilities available within the City.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

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property@ledinghamchalmers.com

[Icea.com](http://Icea.com)

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.