



**Flat 4, 48 Skene Terrace,**  
Aberdeen, AB10 1RP

**ledingham  
chalmers**  
estate agency



Lounge / Kitchen



Lounge / Kitchen

**Flat 4, 48 Skene Terrace,  
Aberdeen, AB10 1RP**

**Bright and airy, one bedroom first floor flat**

- Ideal purchase for a first time buyer
- Security Entry System
- Spacious Kitchen / Lounge on open plan aspect
- Generous Double Bedroom with fitted storage
- To be sold as seen with all furniture, fittings and contents
- Central city centre location with amenities nearby



**One bed.**



**One bathroom.**



**One public room.**

**Forming part of a traditional building in the heart of the city centre, we offer for sale this one bedroom first floor flat. This is an ideal purchase for a first time buyer or buy to let investor as the property is to be sold as seen with all contents.**

The attractive vista is instantly engaging, with a striking black and white exterior door and black overhead canopy with pillars providing a unique entrance to the property. Historians will be pleased to know that Sir David Gill, the famous Astronomer Royal, lived in the building from 1846 to 1914.

Entry to the block is via a security entry system, with the property being located on the second floor. The flat's main door leads into the main hallway, which gives access to all of the property's accommodation.

The spacious lounge is on open plan with the kitchen, which is ideal for modern living. The room is awash with natural light from the large window and offers an abundance of space for both lounge furniture and a dining table as desired. The kitchen is fitted with a range of wall, base and drawer units with complimenting worktops and splashback. All appliances will be included within the sale.

The bedroom has a front aspect and boasts an excellent level of storage space, with deep built-in wardrobes with mirrored sliding doors.

To complete the accommodation is the shower room which is fitted with a two piece suite comprising W.C., wash hand basin and shower.



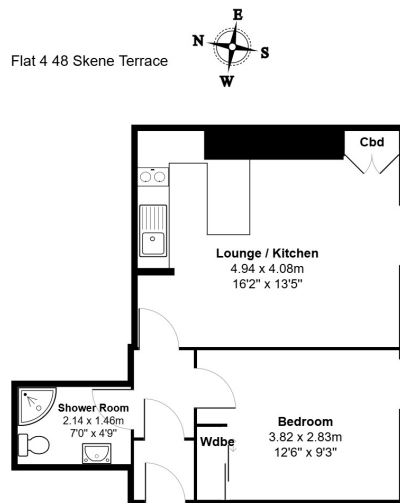
Bedroom



Shower Room

## Accommodation and plans

Lounge / Kitchen	16'2" x 13'5"	4.93m x 4.09m
Bedroom	12'6" x 9'3"	3.81m x 2.82m
Shower Room	7'0" x 4'9"	2.13m x 1.45m



## Directions

From the middle of Union Street, exit onto Union Terrace and continue to the end. Exit sharp left into Skene Terrace, where number 48 is a little way along on the right hand side.

## Location

Skene Terrace is located in a quiet street in the heart of the city centre, with the Central Library, His Majesty's Theatre and shops all within walking distance. Public transport is readily available to all parts of Aberdeen, with the train and bus stations also within walking distance. The zoned secondary school, Aberdeen Grammar is situated nearby and there is also easy access to both University campuses, Aberdeen and Robert Gordon's. Aberdeen College is also within easy walking distance.

## Arrange a viewing

## 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.