



15 Chattan Place,
Aberdeen, AB10 6RB

**ledingham
chalmers**
estate agency



Living Room



Kitchen

Immaculately presented two bedroom first floor flat in a popular city centre location

- Stunning decor throughout, move-in ready
- Beautiful lounge with wood panelling and ornate cornice
- Well-appointed kitchen with integrated appliances
- Two exceptionally spacious double bedrooms
- Superb shower room with contemporary decor
- Shared rear garden with external storage available



Kitchen



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this spacious two bedroom flat ideally located in the West End of Aberdeen, boasting contemporary decor making it an excellent purchase for those looking for an outstanding property that is in true move-in condition.

The property is situated within a traditional granite building and boasts gas central heating, double glazed windows and on-street parking.

Entry to the property is at the side of the building where a stylish navy door gives a pleasing first impression, flowing through to the bright communal hall.

The charming front door replete with gold accents flows to the entrance hall of the property which has stylish chevron laminate flooring and crisp white wall decor, superbly off set by the striking navy hardwood doors and skirtings. A built-in cupboard offers good storage.

The lounge is generous in size and continues with the decor theme of navy and white tones, complete with a stunning, on-trend wood panelling feature wall. Overflowing with natural light from dual double glazed windows, meticulously maintained period features include the high ceiling, beautiful ceiling cornice and rose. Two recessed alcoves add to the traditional charm, with one having open shelving.

The kitchen is impeccably finished with a range of dual coloured base and wall units, complete with quality Corian worktops and white splashback tiling. With white Belfast sink, a variety of integrated appliances are generously included within the sale comprising fridge/freezer, oven, AEG induction hob, extractor hood above and washing machine. A breakfast bar also conveniently offers an ideal space for informal dining.



Bedroom



Bedroom (Virtually staged Image)



Hallway



Shower room

The first double bedroom is exceptional in size, offering an abundance of space for free-standing furniture, and is decorated in white and blush tones with chevron laminate flooring. Natural light flows effortlessly from the large window providing rear garden views, and built-in storage is available within the floor to ceiling cupboard with drawers and the Aberdeen Press.

Bedroom two overlooks the front the property and is also exceptionally generous in size, with another Aberdeen Press available which has been thoughtfully opened up to provide a charming display area.

Completing the internal accommodation is the contemporary shower room. The fully tiled walk-in shower has a rainfall shower head and traditional hose, in addition to a wash hand basin housed within a navy vanity unit, WC with concealed cistern and stunning tiled flooring. The room is completed by a window to the side of the property and chrome heated towel rail.

Externally, there is a tidy and well maintained shared rear garden, laid mostly to lawn with drying green, surrounded with mature trees, bushes and shrubs which offer privacy.

Additional storage pertaining to the property is offered within the exclusive outhouse, a further shared outhouse, exclusive cellar and large internal storage room, shared between the properties in the block.

Accommodation

Living Room	13'8" x 13'10"	4.17m x 4.22m
Kitchen	11'0" x 8'2"	3.35m x 2.49m
Bedroom	14'1" x 11'9"	4.29m x 3.58m
Bedroom	15'11" x 10'8"	4.85m x 3.25m
Shower room	8'6" x 4'6"	2.59m x 1.37m

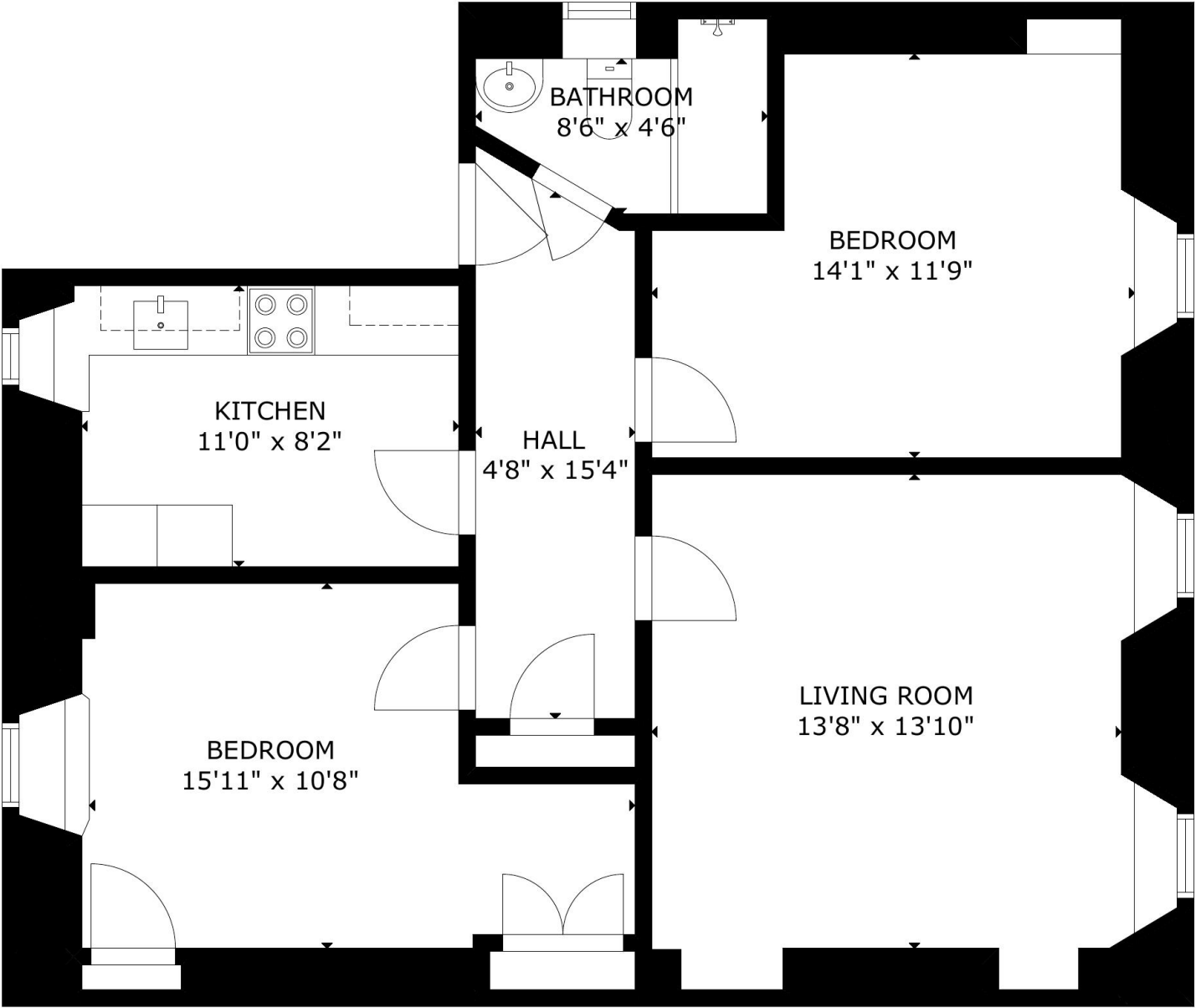


Shared Garden



Shared Garden

Floorplan



GROSS INTERNAL AREA
TOTAL: 851 sq.ft
GROUND FLOOR: 851 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Directions

From Union Street, continue up to Holburn Junction, the onto Holburn Street take first right into Union Grove and Claremont Place is the third opening on the left-hand side of the road, continue straight along to Chattan Place. Is located on a pathway to the right of number 13.

Location

Chattan Place is situated off the city's Great Western Road and within easy reach of the wealth of amenities for which the city is so rightly proud. There are good local shops nearby and a regular bus service to Union Street and beyond. The Aberdeen and Robert Gordon Universities are easily accessible, there are good nurseries, primary schools and secondary schools within 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

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