



2 Clarks Lane,
Old Aberdeen, Aberdeen AB24 1UF

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Lounge



Kitchen



Kitchen

Charming three bedroom home, located in the heart of old aberdeen

- Charming home three bedroom home
- Located in the heart of Old Aberdeen
- Large lounge with patio doors
- Ample storage found over its two levels
- Garden to the rear and side
- Gas central heating



Three beds.



One bathroom.



One public room.

We are delighted to offer for sale this charming three bedroom home which is steeped in history and tradition while providing modern comforts.

With its location within Old Aberdeen, the Aberdeen University Campus is within walking distance, making this an appealing property for any academics but is also most conveniently located for the oil and commercial centres at Bridge of Don, the attractions of the Beach, and only minutes from Aberdeen's vibrant city centre. There are shops to hand for everyday requirements and regular public transport for ease of travel to the wider city.

Upon entering the property, you are greeted by a spacious and inviting hallway, which provides access to all of the ground floor accommodation, stairs to the first floor and three sizeable storage cupboards. One of the cupboards houses the modern boiler.

The lounge is located to the right of the property and is of excellent proportions allowing for a variety of free standing furniture as required. The room is filled with light through triple aspect views to the front side and rear, with glazed patio door giving direct garden access.

The kitchen is a good size, with two good sized windows creating a light and airy space. A range of wall and base units are in place to provide storage and work top space. There is a wall mounted table which can be used for informal dining for one or two people. The room is completed with tiling to the walls and laminate flooring.



Bedroom



Bedroom



Bedroom

There are two bedrooms located on the ground floor, with both benefiting from a rear aspect. Adjacent is a the family bathroom which comprises bath with overhead electric shower, hand wash basin and WC.

Ascending the stairs to the upper floor leads to the open landing with walk-in storage cupboard. From the landing, is the principle bedroom which benefits from four windows which fills the room with light. The room is a superb size and would also be suitable as a second public room if required.

Outside, there is a garden to the right of the property, which is accessed via a side gate or from the lounge. The garden is laid mainly with lawn. There is a rotary dryer, mature flowers and shrubbery along with a timber shed. A slabbed path continues round the back of the property. The lower part of the pathway belongs to 1 Clarks Lane.



Bathroom

Accommodation

Lounge	14'2" x 17'0"	4.32m x 5.18m
Kitchen	12'2" x 7'1"	3.71m x 2.16m
Bedroom	8'1" x 10'8"	2.46m x 3.25m
Bedroom	9'11" x 7'3"	3.02m x 2.21m
Bathroom	10'4" x 4'11"	3.15m x 1.5m
Bedroom	14'2" x 16'11"	4.32m x 5.16m



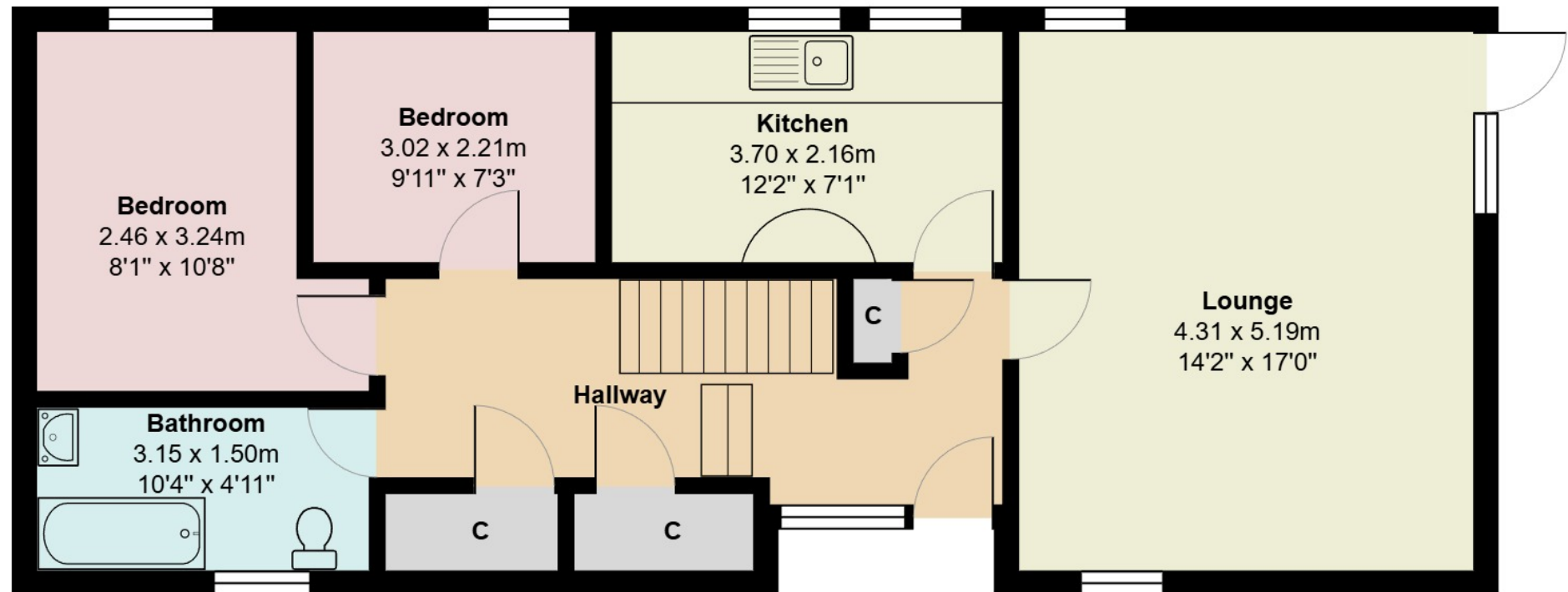
Garden Grounds



Exterior

Floorplan

2 Clarks Lane



Directions

Travel on King Street (towards the Bridge of Don) and at the School Road/St Machar roundabout take the first exit and Dunbar Street is a short distance away on the right. The entrance to Clarks Lane is opposite 82 Dunbar Street, with number 2 being located on the right.

Location

The property is located within the historic area of Old Aberdeen, only minutes walk from the Aberdeen University Campus, and close to the open spaces of Seaton Park and the River Don. A choice of convenience stores can be found nearby and a regular bus route links King Street with the city centre, and thereafter to all parts of the city and suburbs

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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.