



FF, 62, Urquhart Road,
Aberdeen, AB24 5LX

**ledingham
chalmers**
estate agency



Kitchen



Bedroom

**FF, 62, Urquhart Road,
Aberdeen, AB24 5LX**

Well presented, two bedroom, first floor flat

- Fantastic location within walking distance to the city centre
- Bright Lounge
- Contemporary, fully fitted Kitchen
- Two spacious double Bedrooms
- Modern Bathroom
- Shared rear Garden



Two beds.



One bathroom.



One public room.

Located mere moments from the heart of the city centre, we are delighted to present for sale this deceptively spacious, well presented, two bedroom, first floor flat.

In well presented decorative order throughout, this property is fantastic for those looking to take occupancy with the utmost of ease and is an ideal purchase for first time buyers.

A bright and well maintained communal hall leads to the property which is located on the first floor. The property itself is entered into the hallway which provides access to all accommodation and benefits from a large walk in cupboard.

The bright lounge is located to the front of the property, offers a generous amount of space for a range of furniture and benefits from two storage alcoves.

The kitchen is fully fitted with a range of white gloss base and wall units with complimenting work tops and splash back.

Bedroom one enjoys a rear aspect over the garden and offers plentiful space for ample free standing furniture as desired.

Bedroom two is another spacious double located to the front of the property. A further benefit is the large built in storage cupboards.

Completing the internal accommodation is the contemporary bathroom comprising shower over bath, WC and wash hand basin nestled within a vanity unit. Wet areas have been fully aqua panelled for convenience.

There is an exclusive storage cupboard on the communal landing and cellar below. To the rear is a shared garden.



Bedroom



Bathroom

Accommodation and plans

Lounge	12'9" x 13'2"	3.89m x 4.01m
Kitchen	12'6" x 4'8"	3.81m x 1.42m
Bedroom	12'8" x 11'1"	3.86m x 3.38m
Bathroom	12'7" x 10'3"	3.84m x 3.12m

Directions

Travelling east along Union Street continue onto King Street, at the first set of traffic lights turn right onto East North Street. At the roundabout turn left onto Park Street, continuing straight along Park Street and you will come to the junction with Urquhart Road. Take a left again and No. 62 is situated some distance along on the left hand side.

Location

Urquhart Road is an ideal location for Aberdeen University, it is also within walking distance of Aberdeen Beach with its many recreational and leisure facilities. Nearby King Street has a good range of local amenities and excellent public transport facilities making many parts of Aberdeen easily accessible.

Arrange a viewing

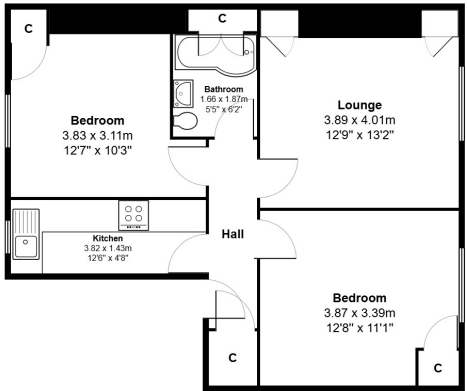
Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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62 Urquhart Road



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.