

31 Chattan Place,
Aberdeen, AB10 6RB

Price Over
£150,000

ASPC ref : 343676

2
 1
 1
 56 m²
 EPC **D**
 Council Tax Band **C**



Arrange a viewing

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Property features:



Central heating



Garden



Parking

Description

We are pleased to offer for sale this splendid **2 BEDROOM GROUND FLOOR FLAT**. Situated within a traditional granite tenement the property is served with gas central heating and double glazing. Ideally located within the West End and the catchment area for Ashley Road Primary and Aberdeen Grammar School this good-sized property comprises a lounge with newly fitted adjoining kitchen, 2 double bedrooms and family bathroom.

- 2 bedroom ground floor flat
- large lounge with fireplace
- newly fitted kitchen
- gas central heating and double glazing
- west end location

This delightful home features wooden flooring in many rooms including the well-proportioned lounge which boasts an attractive fireplace housing a gas fire and twin picture windows filling the room with natural light. The adjoining kitchen has been newly fitted with modern white base and wall units with small breakfast bar and a large picture window provides a rear outlook. The two double bedrooms are of good size and both benefit from built in wardrobes. The family bathroom is attractively appointed with a modern 3 piece suite including a shower above the bath.

Location Chattan Place is located off both Union Grove and Great Western Road, making this a very accessible, and sought after west end location. With various independent businesses and retailers situated nearby and with the city centre and all the services and amenities on offer there just minutes' walk away, this is a superb position.

Accommodation comprises

Lounge: 17'11 x 12'2

Kitchen: 8'4 x 7'3

Bedroom 1: 13'5 x 9'6

Bedroom 2: 13'5 x 10'2

Bathroom: 6'3 x 5'11

Outside, there is an enclosed shared courtyard, with is laid with stone chips for easy maintenance and al fresco dining during the summer months.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/343676/31-Chattan-Place/Aberdeen/>

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