

**79 Pittodrie Place,  
Aberdeen, AB24 5QX**

**Price Over  
£85,000**

ASPC ref : 358811

 1  1  1 50 m<sup>2</sup> EPC **E** Council Tax Band **A**



**Arrange a viewing**

 **07731 733573**

 **01224-632500**

(Ledingham Chalmers LLP)

**Ledingham Chalmers LLP**

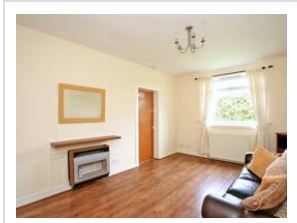
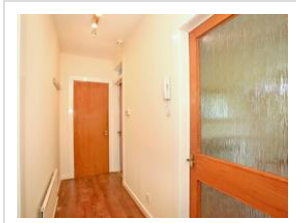
Johnstone House, 52-54 Rose Street (Sales)  
Aberdeen  
AB10 1HA

**Email:**

property@ledinghamchalmers.com

**Website:**

http://www.ledinghamchalmers.com



Property features:



We are delighted to offer for sale this **one bedroom upper flat**, situated in a popular location within walking distance of Aberdeen University Campus, Aberdeen Sport Village, Aberdeen Beach with its many leisure and recreational facilities, as well as Aberdeen City Centre with a host of shopping, leisure and public transport facilities.

The flat itself is in excellent decorative order throughout and is entered via a security entry system to the staircase shared with the other upper flat and giving access to the flat itself. The hallway is spacious and has the benefit of a large shelved storage cupboard, security entry handset and has an access hatch to the loft. The lounge is particularly bright and airy with views to the rear, Oak laminate flooring, stainless steel spotlight fitment, wall mounted gas fire and gives access to the kitchen. The kitchen is fitted with an excellent range of Beech base and wall units with contrasting worktop with splashback tiling behind, built in electric oven, gas hob with extractor hood above, under unit automatic washing machine, free-standing fridge/freezer, stainless steel sink and drainer, window to the rear, tiled flooring and space for dining. The master bedroom is extremely spacious and boasts a full wall of built-in wardrobes offering excellent shelf and hanging space, outlook to the front and space for a further range of bedroom furniture. Completing the accommodation is the

shower room, which has recently been upgraded to provide a white three piece suite comprising w.c. , wash hand basin and shower cubicle with Aqua panelling and Triton shower fitment, airing cupboard housing hot water tank, medicine cabinet, vinyl flooring.

Outside, the property has the share of the drying green to the rear.

#### ACCOMMODATION

Hallway

Lounge 14'11" x 10'11" (4.55m x 3.33m) approx.

Dining Kitchen 8'5" x 6'4" (2.57m x 1.93m) approx.

Double Bedroom 14'3" x 10' (4.34m x 3.05m) approx.

Shower Room

Gas Central Heating.

EPC Band E

The carpet and other floor coverings, curtains, blinds and light fittings, together with the white goods in the kitchen are all to be included in the price and will remain. Other items of furniture and furnishings may, if desired be purchased at mutual valuation.

**Directions:** Travel north along King Street for almost a mile then take a right into Pittodrie Street, first left into Ardarroch Street and then it's right into Pittodrie Place. Number 79 is to the left.

**Location:** Pittodrie Place is in a popular location, ideally placed for a range of shopping, recreational and leisure facilities. Public transport is only a short distance away making most parts of Aberdeen readily accessible. Aberdeen University Campus is a short walk from the property as is Aberdeen Sport Village and Aberdeen Beach which offer a range of sporting, dining and leisure attractions on the doorstep.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/358811/79-Pittodrie-Place/Aberdeen/>

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