

**24 Urquhart Road,  
Aberdeen, AB24 5LL**

**Price Over  
£50,000**

ASPC ref : 366846

 1  1  1 36 m<sup>2</sup> EPC **G** Council Tax Band **A**



Arrange a viewing

 **01224-632500**

(Ledingham Chalmers LLP)

**Ledingham Chalmers LLP**

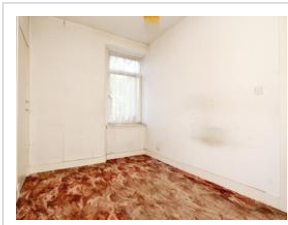
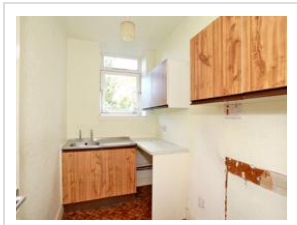
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AB10 1HA

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<http://www.ledinghamchalmers.com>



Property features:

Situated in an ideal location for Aberdeen University and the city centre, we offer for sale this **one bedroom flat** with potential for modernisation and a loft conversion. The entry hall has a double storage cupboard and hatch leading via ladder to the large loft area. The lounge is a spacious room with high ceiling, coving, moulded skirtings and two storage cupboards, with the kitchen to the rear having a range of base and wall units, contrasting work surfaces, stainless steel sink and drainer and space for a range of white goods. The double bedroom is also located to the rear with a shelved cupboard and to complete is the bathroom with a three piece coloured suite and shelved cupboard.

The property would benefit from a degree of modernisation but does provide excellent potential.

**ACCOMMODATION**

Hall

Lounge 13' x 12'8" (3.96m x 3.86m) approx.

Kitchen 8'4" x 5' (2.54m x 1.52m) approx.

Bedroom 11'3" x 7'8" (3.43m x 2.34m) approx.

Bathroom 7'9" x 4'6" (2.36m x 1.37m) approx.

Attic 11'10" x 8'7" (3.61m x 2.62m) approx.

EPC Band G

**Directions** Travelling from Union Street continue onto King Street, proceed a good distance along and Urquhart Road is situated on the right hand side. If you are travelling by car at the first set of traffic lights on King Street turn right onto East North Street and at the roundabout turn left onto Park Street. Continue all the way along keeping to the right and this takes you to the junction with Urquhart Road. Take a left here and No. 24 is situated to the far end on the left hand side.

**Location** Urquhart Road is situated off King Street, well placed for an excellent range of local amenities, also for Aberdeen University and the city centre where there is a further range of shopping, recreational and leisure facilities. It is also within easy reach of Aberdeen Beach with its many recreational and leisure facilities and within direct commuting along to Bridge of Don, Dyce and Aberdeen Airport.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/366846/24-Urquhart-Road/Aberdeen/>

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