

# 24 Lord Hay's Grove, Old Aberdeen, Aberdeen, AB24 1WS

Fixed Price  
**£179,000**

 3  1  1   85 m<sup>2</sup> EPC C Council Tax Band D



## Contact Solicitor

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

01224-632500

[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

<http://www.ledinghamchalmers.com>



## Features

## Description

Situated in a popular purpose-built development, this **three double bedroom upper apartment**, with exclusive parking, occupies an enviable position and would make an excellent purchase for the discerning home buyer looking to acquire a quality, well proportioned apartment and move in with the minimum of inconvenience. The property is decorated in neutral tones throughout and internally the subjects comprise a welcoming hallway with security entry handset, laminate flooring, deep understair storage cupboard and stairway to the upper level; the lounge has views over Seaton Park and a double window with Juliet balcony; the kitchen is fitted with an excellent range of Shaker-style base and wall units with contrasting worktop and splashback tiling behind, Belfast sink, built-in gas hob, cooker hood and oven, fittings for plumbing in automatic washing machine, space for fridge/freezer, ample space for dining if required. A sizeable double bedroom overlooks the central courtyard and has the benefit of a double fitted wardrobe offering ample shelf and hanging space, laminate flooring and ornamental central light fitment, a further double bedroom also overlooks the central courtyard. Completing the accommodation on the lower level is the part tiled shower room fitted with white three piece suite comprising cisternless w.c. and wash hand basin set in bathroom furniture offering toiletry storage space with mirror above, tiled corner shower cubicle with thermostatic shower and glazed shower

door, heated towel rail and extractor fan. On the upper level the property has a generously proportioned master bedroom with double fitted wardrobe with sliding doors offering excellent shelf and storage space, Oak laminate flooring and Velux window; the boxroom/study houses the central heating boiler and has shelved areas and would be ideal as a study, computer area or dressing room.

Outside, the property has a private parking space and ample visitor parking areas.

A formal factoring arrangement is in place for the upkeep of the building and development of which the property forms part.

## **ACCOMMODATION**

### **Lower Level**

Reception Hallway

Lounge 15'3" x 13'6" (4.65m x 4.12m) approx.

Dining Kitchen 12'2" x 9'8" (3.71m x 2.95m) approx.

Double Bedroom 12'2" x 11'4" (3.71m x 3.46m) approx.

Double Bedroom 11'9" x 9'5" (3.58m x 2.87m) approx.

Shower Room 7'5" x 5'5" (2.26m x 1.65m) approx.

### **Upper Level**

Master Bedroom 12'8" x 10'8" (3.86m x 3.25m) approx.

Boxroom/Study 5'8" x 5'3" (1.73m x 1.6m) approx.

Gas Central Heating

Double Glazing

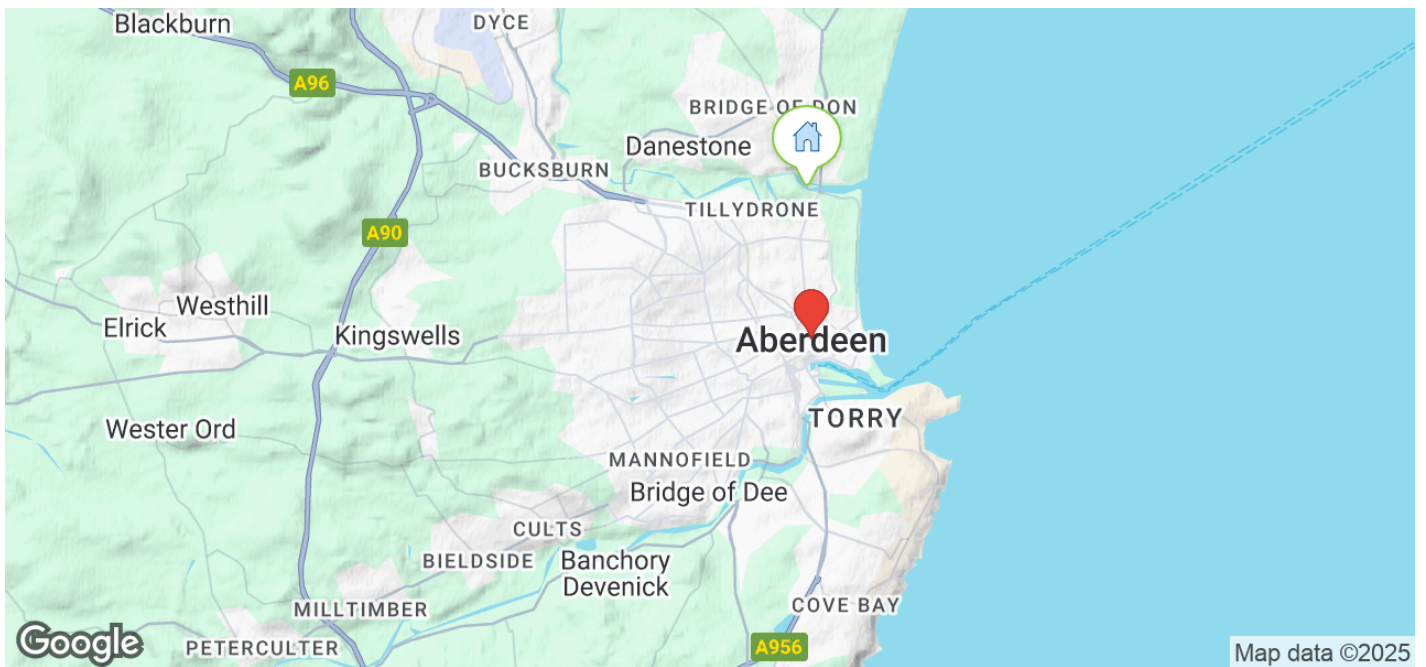
Security Entry System

### **EPC Band C**

The carpets and other floor coverings, curtains, blinds and light fittings are to be included in the price and will remain.

**Directions:** From the eastern end of Union Street continue onto King Street; travel straight ahead at the St Machar roundabout and at the traffic lights turn left into Don Street. Take second right into Lord Hay's Grove and No 24 is the first block on the right hand side.

**Location:** Lord Hays Grove is situated just off King Street, one of the main arterial routes to the City and accordingly most parts of Aberdeen City are accessible by a variety of routes. The location is convenient for the nearby Aberdeen University Campus at Old Aberdeen and is likely to appeal to student purchasers, first time buyers or investors seeking a letting proposition. Aberdeen Beach with its many sporting and recreational attractions is easily accessible and Seaton Park is situated adjacent.



### View this property here

<https://www.aspc.co.uk/search/property/356234/24-Lord-Hays-Grove/Aberdeen/>

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