



41 Morningfield Mews
Aberdeen, AB15 4ER

ledingham
chalmers
estate agency



Lounge



Dining kitchen



Lounge (alt view)

41 Morningfield Mews Aberdeen, AB15 4ER

Impressive and unique two bedroom self contained ground floor apartment with exclusive parking.

- Unique two bedroom ground floor apartment
- Perfect work from home study areas with ample space
- Generous room proportions and fresh decor through out
- Sought after west end location
- Private residents parking and immaculate grounds
- Gas central heating and double glazing



Two beds.



Two bathrooms.



Two public rooms.

Impressive and unique two bedroom self contained ground floor apartment with exclusive parking.

Early viewing is highly recommended to appreciate the striking interior of this exceptional and unique ground floor apartment. Forming part of a listed granite building the apartment is situated within a private small development in a sought after west end location. Finished to the highest standards, the property features natural wood and quality tiled flooring, timber framed sash and case double glazed windows and gas central heating.

Presented in excellent condition this two bedroom apartment spans two levels and features a beautiful mezzanine level with gallery landing over looking the lounge below. There are large windows throughout allowing a high ingress of natural light to flood in, fresh crisp contemporary decor and superb dining kitchen and bathrooms have been fitted and maintained to show home condition. This really is a superb apartment for any discerning buyer.

The property is set within landscaped grounds which are accessed via a remote control gate from Morningfield Road. There is a parking space allocated to the property, in addition to this, there is shared visitors parking. Large lockable communal storage shed suitable for bikes. An external feature light provides illumination at the entrance of the property which is protected by security cameras and video entrance system. Entered via an exterior door the vestibule is immediately light and welcoming and features an attractive tiled floor.

The hall is a beautiful spacious area with quality natural wood flooring and there are two built-in storage cupboards. An alcove provides a feature display area.



Master bedroom



En-suite



Bedroom 2

With large windows to the front and both sides, the lounge is an impressive room with tasteful decor and natural wood flooring to co-ordinate with the hallway. A staircase with decorative balustrade and natural wood handrail leads from the lounge to the gallery which overlooks the stunning lounge. Ample space is provided here to make this an ideal home office/ library/ cinema room or formal dining room.

Viewers will not be disappointed with the most impressive dining kitchen which has been beautifully fitted with a wide range of contemporary units which provide excellent storage facilities and a beautiful integral marble dining table for six. Combining glass and tiling, the splash back area is highlighted by under unit spot lighting and the units incorporate three ovens, gas hob and hood. There is also a 2 drawer dishwasher, built in coffee centre, built in double door Siemens fridge/freezer, a tall wine chiller and a washer/dryer. The attractive tile flooring and ambience lighting by the Lutron control system completes the stunning atmosphere of this room.

Benefiting from a superb walk-in cupboard/dressing area and en-suite, the master bedroom is an extremely light and airy room which has been tastefully decorated and has windows with views to the side and rear of the property.

Bedroom two features a partially vaulted ceiling, this spacious room overlooks the side of the property and provides ample space for a wide range of furniture.

Completing the accommodation is the well appointed bathroom which has been fitted with a quality three-piece suite incorporating a shower over the bath. The attractive tiling extends around the bath, wash hand basin and wc. A large wall mounted mirror is illuminated by spot lights.



Exterior

Accommodation and plans

Lounge	19'8" x 17'10"	6m x 5.44m
Kitchen	21'11" x 9'8"	6.68m x 2.95m
Master bedroom	14'0" x 12'0"	4.27m x 3.66m
En-suite	8'4" x 5'7"	2.54m x 1.7m
Bathroom	9'4" x 6'3"	2.85m x 1.91m
Bedroom	14'4" x 10'0"	4.37m x 3.05m
Office	13'8" x 13'6"	4.17m x 4.12m

41 Morningfield Mews



Directions

From the direction of the city centre, travel along Kings Gate for some distance and take a left turn into Forest Road. Take the next opening on the right into Morningfield Road and Morningfield Mews is a short distance ahead on the right.

Location

Morningfield Mews enjoys a prime location within the west end of Aberdeen and is within easy travelling distance of the city centre and its excellent amenities. There are excellent local schools nearby, as is Aberdeen Royal Infirmary. A local bus service provides access to many areas of Aberdeen and outlying suburbs. The development itself was completed to an exceptionally high standard and provides highly desirable accommodation within an extremely sought after area.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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Contact us

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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.