



24 Cairnfield Place
Aberdeen, AB15 5NA

ledingham
chalmers
estate agency



Lounge



Dining kitchen

24 Cairnfield Place Aberdeen, AB15 5NA

Large ground floor apartment, with two double bedrooms, exclusive parking and garden.

- Traditional granite apartment within west end of Aberdeen
- Peaceful street location with private parking and exclusive
- Deceptively spacious accommodation with many original
- Two good sized double bedrooms with fitted storage
- Beautiful bay window frontage
- Gas central heating and double glazing



Two beds.



One bathroom.



Two public rooms.

Large ground floor apartment, with two double bedrooms, exclusive parking and garden.

We are delighted to present this immaculate self contained ground floor apartment which forms part of a terrace of traditional granite homes in a popular tree lined street. The current owner has well maintained this lovely property to provide a warm and comfortable home with fresh tasteful decor and period features. All the accommodation is sizeable and the high ceilings add to the airy atmosphere. With an exclusive garden and parking, early viewing is essential to appreciate the level of accommodation on offer.

The entrance vestibule leads through to the inner hallway which gives access to all the accommodation. The lounge is a particularly attractive and spacious room with front aspect, bay window, beautiful high corniced ceiling and traditional fireplace with working fireplace. A spacious dining kitchen really is the heart of the home, with a family area which has ample space for free standing furniture. The breakfast bar provides ample informal dining space and the rest of the kitchen has a good range of wall and base mounted units with decorative display glass cabinets. The oven, microwave and gas hob are fully fitted and there is an integrated under unit fridge freezer. A separate utility room provides ample room for laundry equipment and storage and has a door leading to the garden. Bedroom one has a front aspect, wall to wall fitted wardrobes and high corniced ceiling. Bedroom two is a versatile room which has a rear aspect and a wall of built in wardrobes. Completing the layout is the large split level shower room which has a whisper pink suite with stylish tiling, tiled flooring and fitted vanity unit with inset sink and storage.



Dining kitchen



Bedroom

Accommodation and plans

Lounge	18'5" x 15'9"	5.61m x 4.8m
Bedroom one	14'8" x 9'9"	4.47m x 2.97m
Bedroom two	10'8" x 10'0"	3.25m x 3.05m
Shower room	14'7" x 4'11"	4.45m x 1.5m
Dining area	11'9" x 8'5"	3.58m x 2.57m
Kitchen	11'9" x 6'4"	3.58m x 1.93m
Utility room	8'3" x 6'1"	2.52m x 1.85m

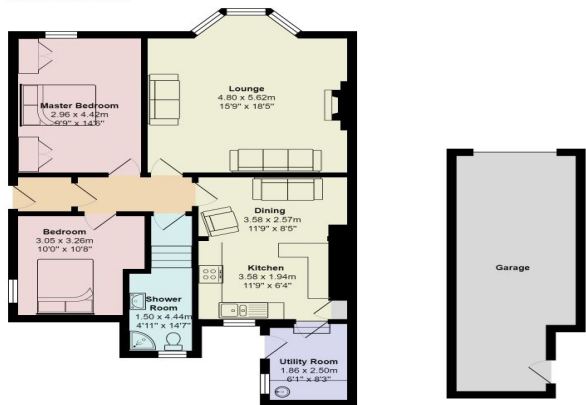
Directions

From the west end of Union Street, take the last turning on the right onto Rose Street and continue to the traffic lights to proceed ahead onto Esslemont Avenue. Continue to the end, turning left at the traffic lights onto Rosemount Place. After the next set of traffic lights, turn sharp right onto Mid Stocket Road, and Cairnfield Place is the third street on the right.

Location

Cairnfield Place is a quiet, tree-lined street, located off Mid Stocket Road, enjoying a prime West End location within easy walking distance of the University Medical School and a wide range of amenities in the bustling Rosemount area of the City, as well as the City Centre. These include a variety of artisan shops, cafes, wine bars, the picturesque open spaces at Westburn and Victoria parks, and also the hospital complexes at Cornhill and Foresterhill (Aberdeen Royal Infirmary). Public transport links are also readily available, as well as the property being in close proximity to Aberdeen's main arterial route which facilitates easy access to most other areas of the City and surrounding suburbs

24 Cairnfield Place



Arrange a viewing

Viewing By appointment telephone 07801565507 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers

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.