



73 May Baird Gardens
Aberdeen, AB25 3BR

ledingham
chalmers
estate agency



Lounge



Kitchen



Balcony

73 May Baird Gardens Aberdeen, AB25 3BR

Outstanding Two Bedroom Top Floor Executive Flat in Tranquil Setting

- Immaculate presented, finished to the highest standard
- Outstanding open-plan lounge/kitchen with balcony
- Beautifully finished kitchen with contemporary units
- Generous master bedroom with en suite
- Further double bedroom with built-in wardrobes
- Superbly maintained grounds with allocated parking



Two beds.



Two bathrooms.



One public room.

Outstanding Two Bedroom Top Floor Executive Flat in Tranquil Setting

Set within the sought-after Parklands development by Cala Homes, we offer for sale this immaculate two bedroom second floor apartment.

Beautifully presented throughout and finished to the highest standard, this superior apartment is in ideal walk-in condition, and ideally situated mere moments from the city centre.

A security entry system gives access into the modern, clean communal entrance and hallway, leading through to the flat itself on the top floor.

Internally, the property features a brightly lit hallway with two large built in cupboards offering exceptional storage, which in turn gives way to the open-plan living space to the front of the building.

The lounge/dining/kitchen area is beautifully bright and overflowing with natural light from the dual aspect windows, and is ideally laid out for modern living and entertaining. The lounge area is freshly decorated in white tones and has the outstanding benefit of a balcony, providing an ideal space for al-fresco dining furniture.

A wide range of contemporary white gloss kitchen units, superbly offset by dark oak effect worksurfaces houses the integrated appliances and a long breakfast bar providing space for casual everyday dining.



Master Bedroom



En Suite



Bedroom Two



Bathroom

The master bedroom is generously proportioned, benefiting from a built in double wardrobe finished with contemporary doors, and is further enhanced by a beautifully appointed en-suite shower room, which is natural in decor and comprises walk-in shower, WC with buried cistern and wash hand basin with stylish oak effect surround.

The second double bedrooms is also of good size, again having a built in double wardrobe and offers ample space for free-standing furniture.

Completing the accommodation, the family bathroom is fitted with a modern three piece white suite with mains shower over the bath and attractive tiling, comprising WC with buried cistern, wash hand basin and wall-mounted, mirrored vanity cupboards.

A fantastic utility cupboard accessed from the hallway provides a useful hideaway for laundry appliances as well as extra storage space.

Outside, the grounds of the development are beautifully landscaped and maintained under a factoring agreement.

One allocated space is found within the car park and further visitors parking is also available.

Early viewing is highly encouraged in order to appreciate the superior accommodation on offer.

Accommodation and plans

Lounge	13'5" x 12'1"	4.09m x 3.68m
Kitchen	16'4" x 11'3"	4.98m x 3.43m
Master Bedroom	11'1" x 10'10"	3.38m x 3.3m
En Suite	6'9" x 4'8"	2.06m x 1.42m
Bedroom Two	11'10" x 8'6"	3.61m x 2.59m
Bathroom	8'2" x 6'7"	2.49m x 2.01m
Utility Room	5'3" x 4'3"	1.6m x 1.3m

73 May Baird Gardens



Directions

Travelling from the west end of Union Street continue onto Alford Place and turn right onto Rubislaw Place. Continue onto Albert Street, then Craigie Loanings, proceed through the traffic lights onto Argyll Place and straight over the next set of traffic lights onto Westburn Drive. Turn right onto Ashgrove Road and right again onto May Baird Avenue. May Baird Gardens is found along on the right hand side.

Location

Parklands is located in a pleasant, tranquil setting amidst mature woodland and parkland, yet offers easy access to the city centre. It is extremely convenient for Aberdeen Royal Infirmary complex and the main Aberdeen ring road which gives easy commuting to both north and south of the city. The Westburn and Victoria Parks are also situated nearby as are excellent shopping facilities in Rosemount and at nearby Berryden with its range of retail units including a Sainsbury's supermarket.

Arrange a viewing

Viewing By appointment telephone 07808 713030 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.