



58 Urquhart Court | 105 Urquhart Road | Aberdeen | AB24 5NH

Two Bedroom Executive First Floor Apartment

Offers Over £149,995

We are delighted to offer for sale this immaculate TWO BEDROOM EXECUTIVE FIRST FLOOR APARTMENT forming part of the exclusive Urquhart Court Development built by Barratt Homes in 2014.

The property has been completed to a high specification and is in first class order throughout, fully double glazed with gas fired central heating.

The décor is smart and modern in keeping with the design build and complimented by the Amtico flooring and neutral carpeting.

The accommodation comprises Reception Hallway providing access to all rooms, exceptionally bright and spacious open-plan Lounge/Kitchen fitted with a range of quality fixtures and appliances and ample space for dining and relaxing, two good sized Double Bedrooms both with rear facing windows and central Shower Room with large walk-in shower enclosure.

All room sizes are generous. Both double bedrooms have built-in wardrobes. There is also a large hall cupboard.

The Apartment Block is well maintained with carpeted internal hallways and stair lighting. Access to the building is monitored by a video entry system. There is an allocated car parking space and ample visitor parking in the barrier secure car park adjacent to the rear door of the Apartment Block.

All quality fitted floor coverings, blinds and integrated kitchen appliances (where listed) are included in the sale.

ACCOMMODATION

Lounge/Dining Kitchen
22'6" x 14'0" (6.86m x 4.27m) approx.
Bedroom 1
12'0" x 10'2" (3.66m x 3.1m) approx.
Bedroom 2
12'0" x 8'4" (3.66m x 2.54m) approx.
Shower Room

Double Glazing

Gas Central Heating

Allocated parking within secure car park

EPC Band B



Lounge/Dining Kitchen



Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



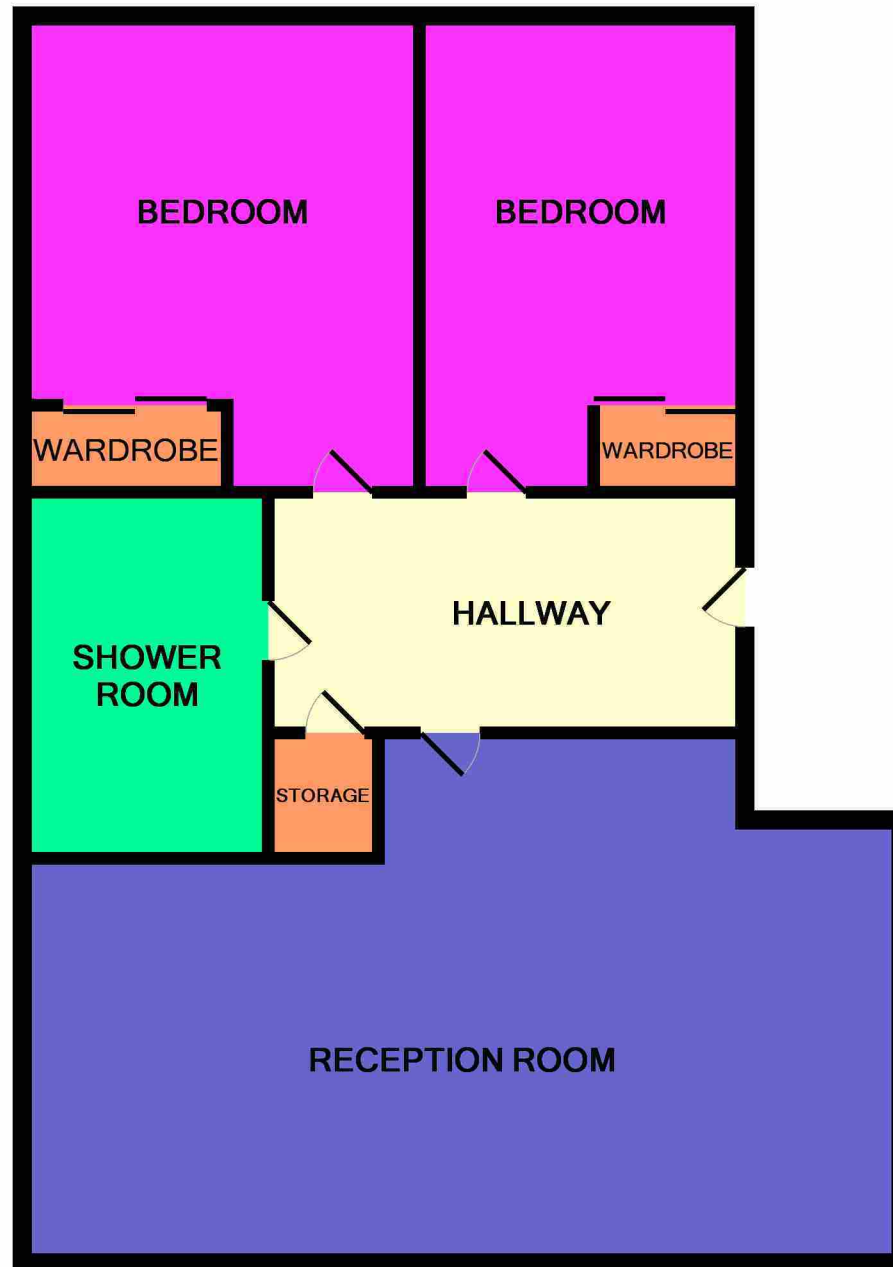
Bathroom



Hallway



Rear



Property location



Directions

Urquhart Court is located at the Beach Boulevard end of Urquhart Road, very close to the Double Tree Hilton. From Union Street turn onto King Street and at the traffic lights turn right onto East North Street. At the next roundabout take the second exit onto Beach Boulevard. At the traffic lights turn left onto Links Road and left again into Urquhart Road. Urquhart Court is a short way along on the right hand side of the road.

Location

The property is ideally located for Aberdeen City Centre, the University Campus at Old Aberdeen, Aberdeen Sports Village and the Beach, all of which are within easy walking distance.

The ever-expanding beach area offers a range of retail, leisure and recreational facilities including the Patio Hotel, Asda Superstore, cinema, leisure centre and various restaurants and beach front cafes. Good local shops including a Morissons Superstore and public transport facilities are available on nearby King Street.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 close 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.