



**26 Beechgrove Gardens**  
Aberdeen, AB15 5HG

ledingham  
chalmers  
estate agency





Lounge



Lounge



Kitchen

## 26 Beechgrove Gardens Aberdeen, AB15 5HG

### Spacious two bedroom apartment with parking

- Located on the ground floor
- Part of a well maintained modern development
- Spacious lounge features a bay window and fire
- Built-in wardrobes found in both bedrooms
- Allocated parking space within the residents car park



**Two** beds.



**One** bathroom.



**One** public room.



## Spacious two bedroom apartment with parking

We are delighted to offer for sale this spacious and attractive two bedroom apartment situated on the ground floor of a small modern development located within the former Beechgrove House, close to the Rosemount area in the sought after West End of the city. This desirable property has been completed to the highest of standards to offer well proportioned accommodation with fresh neutral décor and the benefit of gas central heating and double glazing. The development enjoys a peaceful setting with a large area of lawn for outdoor seating and a wall surrounding the beautiful mature garden grounds.

Upon entering the property you are greeted by the welcoming hallway which provides access to most of the property's accommodation as well as a large storage cupboard.

The striking lounge is located to the side of the property and benefits from a feature fire place, which helps add warmth and character to the room, along with a beautiful bay window which floods the room with light.

Off of the lounge is the spacious kitchen, which benefits from ample wall and base units to create multiple areas of storage and work top space. The appliances included in the sale are hob, extractor, oven and fridge/freezer. The room is large enough to have a sizeable table and chairs for dining purposes.

There are two great sized bedrooms, both with sizeable built-in wardrobes with sliding mirrored doors.

The accommodation is completed by the centrally located bathroom which features a three piece suite, built-in storage and shower over the bath.



Bedroom



Bedroom



Bathroom

The property is set within immaculately kept landscaped grounds. There is a residents' carpark to the front of the development where the property has a designated space and there is ample visitor parking. The carpark is bordered with mature colourful shrubs and plants. There is also access to a shared shed. A formal factoring arrangement exists for the upkeep of the building and all mutual areas of the development.

The property is sold as seen with all curtains, light fittings, fixed floor coverings and kitchen appliances included in the sale.



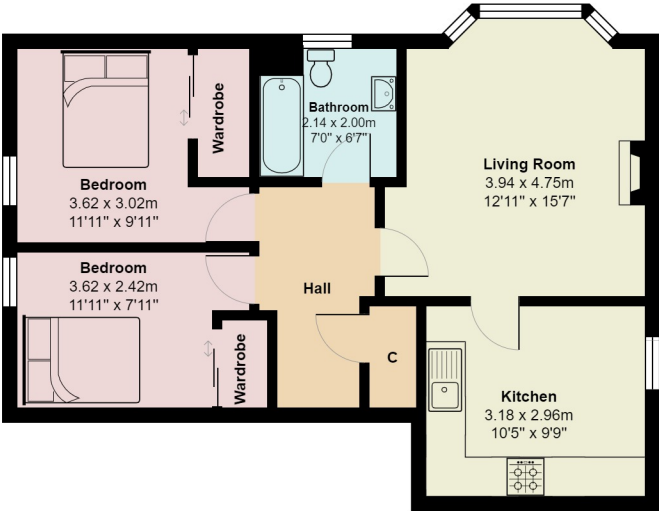
Car park



Accommodation and plans

Living room	12'11" x 15'7"	3.94m x 4.75m
Kitchen	10'5" x 9'9"	3.18m x 2.97m
Bedroom	11'11" x 9'11"	3.63m x 3.02m
Bedroom	11'11" x 7'11"	3.63m x 2.41m
Bathroom	7'0" x 6'7"	2.13m x 2.01m

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## Directions

Travelling from Union Street continue onto Alford Place, then Albyn Place and at the Queens Cross roundabout take the third exit onto Fountainhall Road. Turn right onto Beechgrove Terrace and Beechgrove Gardens is the second on the left, with the car park for the development located to the right.

## Location

Enjoying a superb location within the City's sought after West End, the development is located between Beechgrove Terrace and Mid Stocket Road, ideally placed for access to all areas of the City, including the Forresterhill Hospital complex, as well as the excellent local shops and amenities within Rosemount.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://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.