



Flat C, 85 Eday Road
Aberdeen, AB15 6LH

ledingham
chalmers
estate agency



Kitchen



Bedroom

**Flat C, 85 Eday Road
Aberdeen, AB15 6LH**

Well presented two bedroom first floor flat

- Forming part of a modern development
- Two bedroom first floor flat
- The property features neutral decor throughout
- Ideal walk-in condition
- Exceptionally bright lounge with dual aspect windows
- Exclusive space within the residents' car park



Two beds.



Two bathrooms.



One public room.

Well presented two bedroom first floor flat

Forming part of a modern, purpose-built development, we offer for sale this two bedroom first floor flat which is conveniently located for access to the nearby hospital complexes as well as the city centre. The property features neutral decor throughout and is in ideal walk-in condition.

The clean and tidy communal hallway leads up to the flat itself on the first floor. Internally, the accommodation comprises an exceptionally bright lounge with dual aspect windows; a fitted kitchen with a range of integrated appliances and ample space for dining; a generous master bedroom with wall-to-wall wardrobes and modern en-suite shower room; second double bedroom with built-in wardrobe; and the bathroom with white suite and shower over the bath.

Outside, the property benefits from an exclusive space within the residents' car park, with further visitor parking also available.



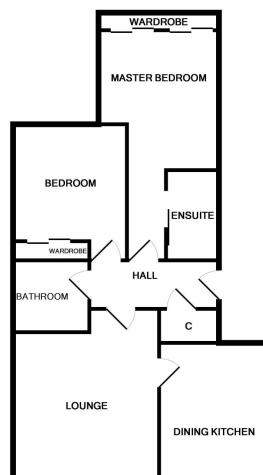
Bathroom



Exterior

Accommodation and plans

Lounge	12'6" x 14'8"	3.81m x 4.47m
Dining Kitchen	11'9" x 9'6"	3.58m x 2.9m
Master Bedroom	19'3" x 10'3"	5.87m x 3.12m
En Suite	7'9" x 4'9"	2.36m x 1.45m
Bedroom two	11'8" x 9'8"	3.56m x 2.95m
Bathroom	6'6" x 6'2"	1.98m x 1.88m



Directions

Travel along Kings Gate, proceeding straight across the roundabout at Anderson Drive. Take the second exit onto Stronsay Drive and then take second left onto Eday Road. Continue ahead for some distance and number 85 is located on the left hand side.

Location

This property is ideally located to access Woodend and Foresterhill Hospital complexes, with regular public transport facilities available nearby. The area is well served by a range of local shops and educational needs are catered for at Fernielea Primary School and Hazlehead Academy.

Arrange a viewing

Viewing By Appointment Telephone 07912 534685 or By Arrangement with Ledingham Chalmers on 01224 632500

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.