



**86 May Baird Wynd**  
Aberdeen, AB25 3RQ

ledingham  
chalmers  
estate agency





Lounge





Kitchen



Kitchen

**86 May Baird Wynd  
Aberdeen, AB25 3RQ**

**Outstanding two bedroom self contained  
ground floor apartment**

- Immaculately presented in ideal walk-in condition
- Modern Lounge/Kitchen/Dining on open plan
- Master bedroom with en suite
- Second double bedroom with built-in wardrobes
- Utility cupboard for laundry appliances
- Beautifully maintained development close to amenities



**Two** beds.



**Two** bathrooms.



**One** public room.

## Outstanding two bedroom self contained ground floor apartment

We are delighted to offer for sale this immaculate two bedroom self-contained ground floor apartment.

This beautifully presented home is in ideal walk-in condition, and close to the city centre.

Internally, the property features a bright and airy hallway which gives way to the open-plan living space.

The lounge/dining/kitchen area is beautifully bright and ideally laid out for modern living and entertaining, with stunning Amtico flooring throughout.

The lounge area boasts dual aspect including a delightful bay window which floods the room with natural light and hosts an abundance of space for an array of lounge furniture. Stylish finished with contemporary flooring and ceiling downlighters, this room is the epitome of chic modern living.

A wide range of contemporary white gloss kitchen units with contrasting worktops and includes a central island providing space for casual everyday dining. Appliances are integrated including oven, gas hob and extractor fan and there further kitchen storage in a walk-in pantry-style cupboard.



Master Bedroom



En Suite





Bedroom Two

The master bedroom is generously proportioned, benefiting from a built in double wardrobe with mirrored sliding door and is further enhanced by a contemporary en-suite shower room, boasting white two-piece suite, sink pedestal, large walk-in shower cubicle and wall-mounted mirrored vanity cupboard.

The second double bedrooms is also of good size, again having a built in double wardrobe with mirrored sliding doors and 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, attractive grey tiling and wall mounted mirrored vanity cupboard.

A 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.



Bathroom

Accommodation and plans

Lounge/Diner	22'7" x 16'5"	6.89m x 5.01m
Master Bedroom	15'4" x 11'0"	4.67m x 3.35m
En Suite	7'8" x 4'1"	2.34m x 1.24m
Bedroom Two	11'0" x 9'8"	3.35m x 2.95m
Bathroom	12'4" x 7'8"	3.76m x 2.34m
Utility Room	3'7" x 6'3"	1.09m x 1.91m

86 May Baird Wynd



## Directions

Follow Argyle Place and at the traffic lights turn right into Westburn Road. Follow Westburn Road and turn left at second traffic lights into Berryden Road. Follow Berryden until first traffic lights and turn left into Westburn Garden Development. Follow signs for May Baird Wynd.

## 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 Sainsburys supermarket.

## 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.