



113 Bannermill Place | Aberdeen | Aberdeen | AB24 5EE

Three Bedroom Penthouse Apartment

Offers Over £214,995

We are delighted to offer for sale this executive three bedroom penthouse apartment, set within a popular modern development close to Aberdeen's beach area. The building is entered via a well maintained communal hallway with a lift and stair access leading to the apartment. Offering an excellent level of accommodation, decorated in fresh neutral tones, this property comes to the market in walk-in condition.

The reception hallway gives access to all accommodation and has the added advantage of three deep storage cupboards. The bright lounge is of good size, with French doors opening out to the balcony and providing excellent views towards Aberdeen Beach. Fitted with a range of wall, base and drawer units, overlaid with contrasting work surfaces, and incorporating a range of integrated appliances, the kitchen features a rear facing window and also houses the boiler. The master bedroom with front facing window is well proportioned, with a fitted triple wardrobe and ample space for free-standing furniture. The en suite shower room further enhances the master bedroom and is fitted with a white W.C. and wash hand basin, as well as shower compartment with electric shower. A further double bedroom is located to the rear, also boasting a fitted triple wardrobe. The third bedroom is also of excellent proportions and has a view to the front, this versatile room could easily be used again as a dining room if required. Completing the accommodation, the family bathroom is fitted with a white three piece suite with electric shower over the bath.

This factored development is well maintained, enjoying landscaped grounds, security entry system and secure designated parking.

ACCOMMODATION

- Reception Hallway
- Lounge  
16'3" x 12'4" (4.95m x 3.76m) approx.
- Breakfasting Kitchen  
9'11" x 8'11" (3.02m x 2.72m) approx.
- Master Bedroom  
18'10" x 9'6" (5.74m x 2.9m) approx.
- En Suite  
5'11" x 5'11" (1.8m x 1.8m) approx.
- Double Bedroom 2  
12'9" x 9'10" (3.89m x 3m) approx.
- Double Bedroom 3  
11'3" x 7'6" (3.43m x 2.29m) approx.
- Bathroom  
8'9" x 7'2" (2.67m x 2.18m) approx.

Gas Central Heating

Double Glazing

EPC Band C



**Reception Hallway**



Lounge



**Lounge**



**Breakfasting Kitchen**



**Breakfasting Kitchen**



**Master Bedroom**



**En Suite**



**Double Bedroom 2**



**Double Bedroom 3**



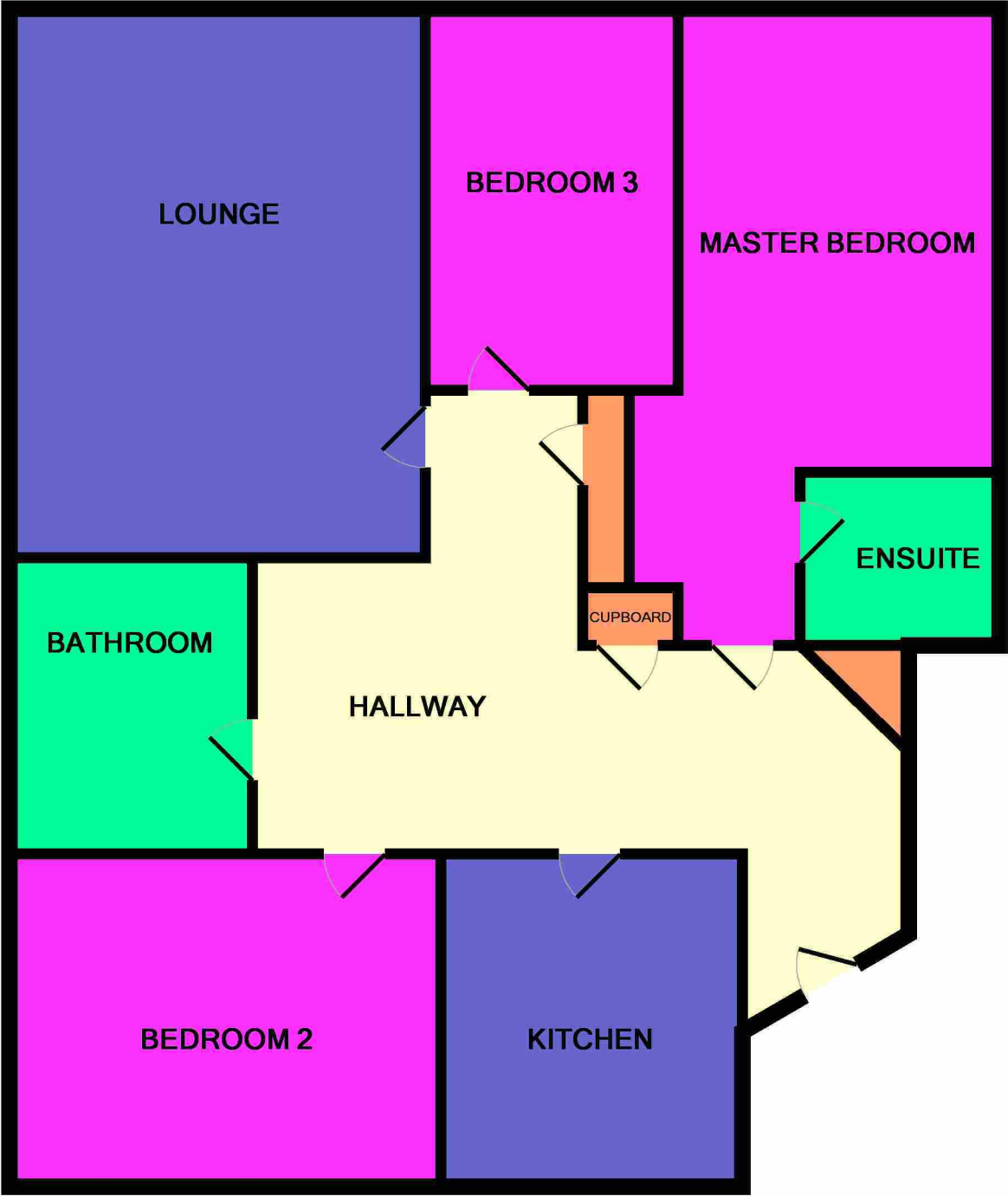
**Bathroom**



**View**



**View**



Floor Plan

### Property location



### Directions

From the East end of Union Street turn onto King Street and take the next right at the traffic lights onto West North Street. Take the second exit at the roundabout onto Beach Esplanade and then turn left at the traffic lights onto Links Road. Turn left again onto Constitution Street where the entrance to the development is a short distance along on the left hand side.

### Location

Bannermill is excellently positioned close to the city centre, Aberdeen University, Aberdeen Sports Village and the Beach Leisure Park. A wide range of amenities are available on the doorstep as well as varies leisure and entertainment facilities. Excellent public transport links are available, providing access to most areas of the city.

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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 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.