



21B Polmuir Road | Aberdeen | AB11 7RS

Immaculate One Bedroom Executive Apartment

**Fixed Price £189,500**



We are delighted to offer for sale this immaculate one bedroom executive apartment, providing the rare opportunity to purchase a property of such high standard within this sought after and desirable development. The property has truly been finished to the highest of standards throughout and would allow a purchaser to take occupancy with the utmost of ease and convenience, further enhancing this desirable opportunity. Internal viewing is highly recommended to fully appreciate the apartment itself, alongside the well maintained grounds and impressive development and location.

The apartment firstly comprises of a generously proportioned and welcoming entrance hallway which in turn allows access to all remaining accommodation whilst adding to the overall spacious and open atmosphere that the property enjoys. To the front of the property is the impressive public room offering plentiful space to accommodate both a comfortable living area alongside a full dining set. This room has been decorated beautifully to create a stylish and inviting space benefiting from the large bay window to the front of the development which floods the room with natural light whilst enjoying a view of the landscaped grounds.

This lounge/dining room leads to the kitchen via double doors, allowing this space to be both connected to the main living space but easily separated when desired. The room has been fitted with a wide range of cream gloss base and wall units with attractive splashback tiling, allowing plentiful storage and work surface space. In addition, the current integrated white goods such as the oven, microwave, gas hob, fridge/freezer, dishwasher and wine fridge are all to remain as part of the sale. There is also additional space offered for more casual dining.

The double bedroom is a sizeable room which has been finished in a neutral decor in keeping with the entire apartment. The room offers a fantastic fitted wardrobe whilst also easily being capable of hosting a variety of free standing bedroom furnishings. The bathroom has been fitted with a modern white suite comprising a w.c. hand wash basin, bath and enclosed shower with attractive tiling.

The property additionally offers plentiful residents parking along with well maintained landscaped garden grounds to be enjoyed by the residents. The communal hallways are equally of a high standard and attractive decor.

Undoubtedly the property will be an ideal purchase for a wide range of potential purchasers and it is also worth noting that certain pieces of furniture may be available via separate negotiation.

ACCOMMODATION

- Lounge/Dining Room  
23'2" x 13'6" (7.06m x 4.12m) approx.
- Kitchen  
12'1" x 8'2" (3.68m x 2.49m) approx.
- Double Bedroom  
14'3" x 11'6" (4.34m x 3.51m) approx.
- Bathroom  
9'6" x 8'2" (2.9m x 2.49m) approx.

- Gas Central Heating
- Double Glazing
- Private Parking
- Shared Gardens

Certain furnishings may be available via separate negotiation

EPC Band - C





**Lounge/Dining**





**Lounge**





**Lounge/Dining**





**Kitchen**





**Kitchen**





**Double Bedroom**





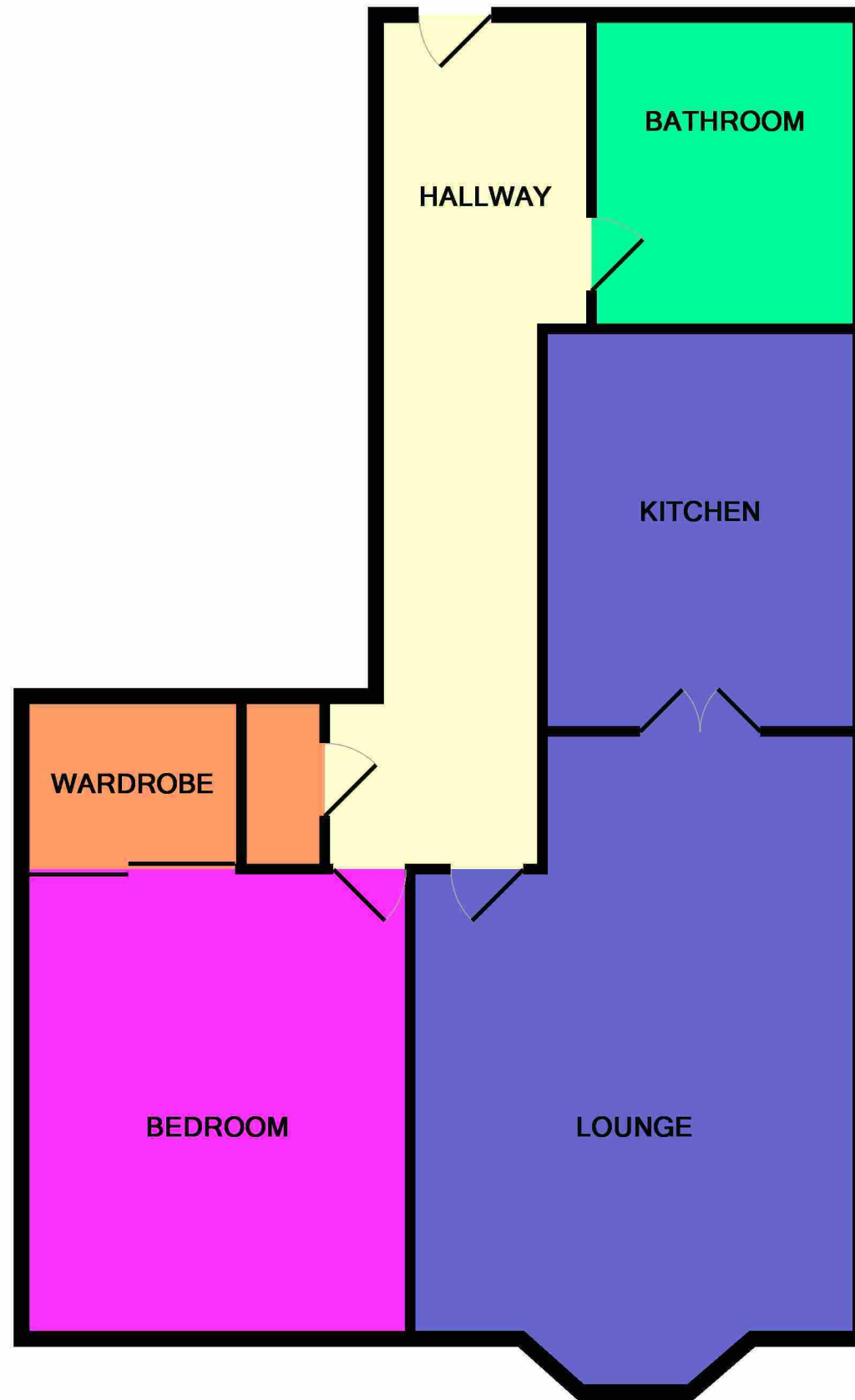
**Bathroom**





**Garden**



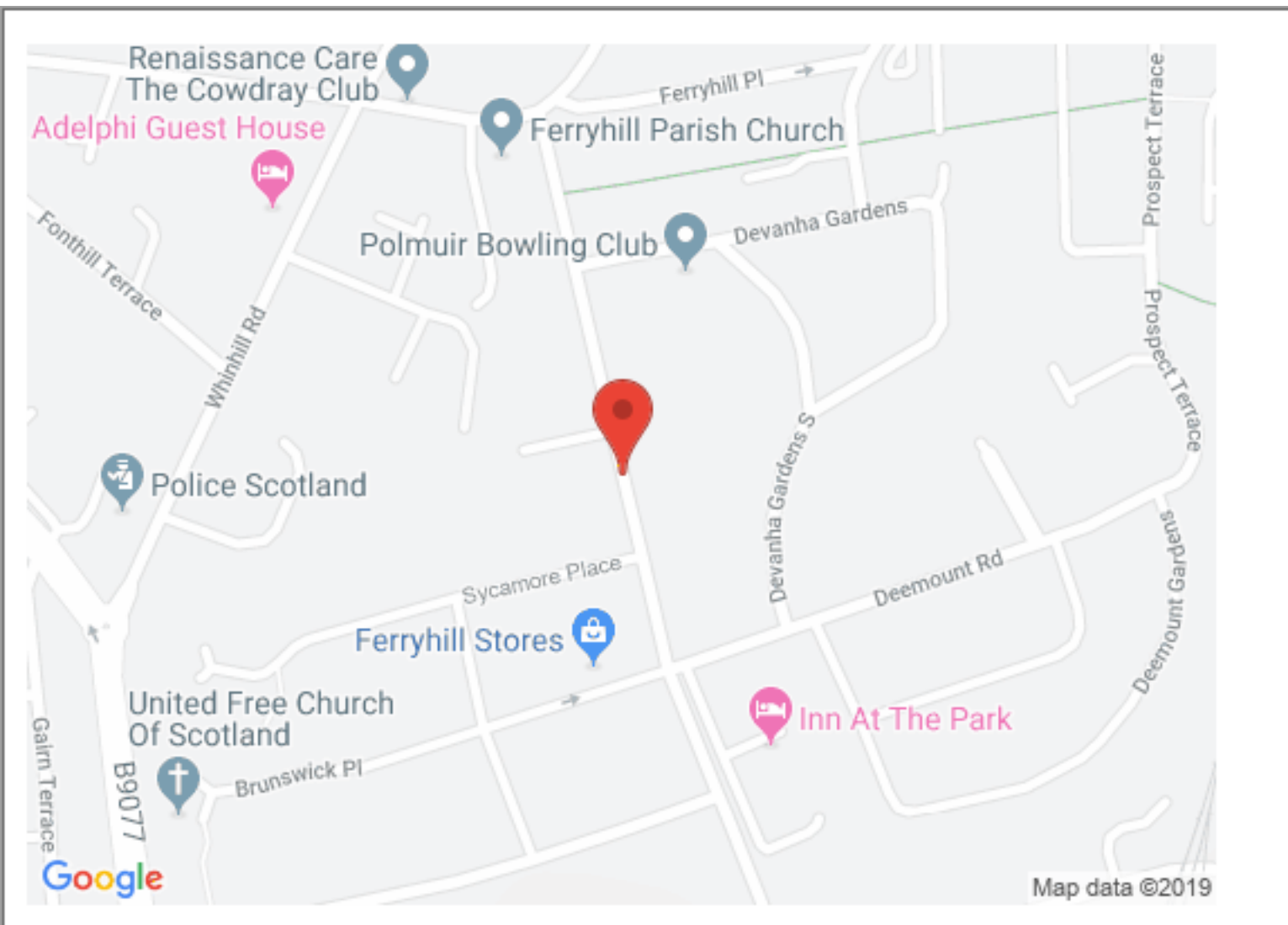


**Floorplan**



Viewing By Appointment Telephone 07876 672 042 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



**Directions** Travelling from Union Street continue onto Holburn Street and at the first roundabout turn left onto Fonthill Road. Continue straight through the first set of traffic lights and at the next junction turn right onto Polmuir Road. No. 21 is located a good distance along on the left hand side.

**Location** Ferryhill is a highly desirable area of Aberdeen, with the property being within a short walking distance of the Duthie Park with its renowned Winter Gardens, children's play areas and quality restaurant. The area is well served by public transport facilities making many parts of Aberdeen easily accessible. It is also ideally placed for the city centre with its large range of shopping, recreational and leisure facilities. A short drive leads to Great Southern Road which in turn leads to the main Aberdeen ring road, with the area being particularly convenient for those working to the south side of the city where many of the oil related and office complexes are situated.

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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.