



10 Ruthrieston Court
Riverside Drive, AB10 7QF

ledingham
chalmers
estate agency



Lounge



Kitchen



Master bedroom

10 Ruthrieston Court Riverside Drive, AB10 7QF

Spacious two bedroom apartment with parking

- Located on the ground floor
- Part of a well maintained modern development
- Sold as seen with all furniture and appliances included
- Striking lounge with bay window and views of the River
- Allocated parking space within the residents car park



Two beds.



Two bathrooms.



One public room.

Spacious two bedroom apartment with parking

We are delighted to offer for sale this well presented ground floor two bedroom apartment, which forms part of a purpose built modern development with glorious views over the River Dee.

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 which also houses the hot water tank.

The striking lounge is located to the front 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 provides enviable views over the River Dee and 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, washing machine and fridge/freezer. There is also a good sized breakfast bar located by the window, providing an area of informal dining with lovely views to the front of the property.



En suite



Bedroom two



Bathroom

Two great sized bedrooms are located to the rear of the property, both with sizeable built-in wardrobes with sliding mirrored doors. The Master bedroom benefits further from a great en suite with walk-in shower.

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

Externally the communal gardens and areas are well maintained by an appointed factor.

The property benefits from an allocated space in the residents car park, where there is also plenty of visitor spaces.

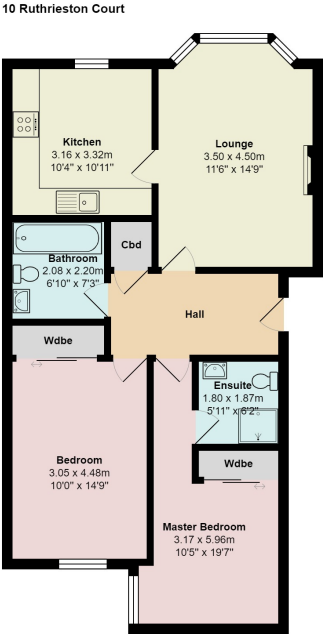
The apartment is sold as seen, with all items of furniture to remain, making this property a fantastic opportunity for a buyer or investor looking for a property which is ready to move into and located in a popular city centre location.



Local area

Accommodation and plans

Lounge	11'6" x 14'9"	3.51m x 4.5m
Kitchen	10'4" x 10'11"	3.15m x 3.33m
Bedroom	10'5" x 19'7"	3.18m x 5.97m
Bedroom	10'0" x 14'9"	3.05m x 4.5m
Bathroom	6'10" x 7'3"	2.08m x 2.21m
En suite	5'11" x 6'2"	1.8m x 1.88m



Directions

Travelling from Union Street proceed onto Holburn Street and at the Great Southern Road roundabout exit onto Great Southern Road. Continuing along Great Southern Road proceed straight across the small roundabout and at the next roundabout exit to your right onto Riverside Drive. Ruthrieston Court is situated a good distance along on the right hand side.

Location

Ruthrieston Court is set in beautifully landscaped grounds in a prime location to the south of Aberdeen city centre. There is a good range of amenities nearby including excellent retail facilities, public transport, the David Lloyd Health and Fitness club and Robert Gordons University Garthdee Campus. Delightful walks are readily available along the banks of the River Dee, and the Duthie Park beyond.

Arrange a viewing

Viewing 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.