



**10A Maidencraig Court**  
Aberdeen, AB15 6NS

ledingham  
chalmers  
estate agency



Lounge



Kitchen

## 10A Maidencraig Court Aberdeen, AB15 6NS

### Two bedroom ground floor flat with parking

- Two bedroom ground floor executive apartment
- Generous lounge with front aspect
- Bright kitchen with space for casual dining
- Spacious double bedrooms with built-in mirrored sliding doors
- Family bathroom and En Suite for convenience
- Allocated parking space within residents' car park



Two beds.



Two bathrooms.



One public room.

## Two bedroom ground floor flat with parking

We are delighted to offer for sale this two bedroom ground floor executive apartment situated within the sought after Maiden Craig development completed to the highest of standards by Bancon Homes, being one of the most reputable house builders. The property offers incredibly well proportioned and generous accommodation throughout with modern and stylish fittings offering a true move in condition for the purchaser.

The accommodation firstly comprises of a generous lounge to the front of the property which has been finished in an attractive neutral decor, with the room being able to host a wide range of furnishings. The room is set to semi open plan with the kitchen and features floor to ceiling double glazed windows which fill the room with natural light and create a lovely open and bright atmosphere.

The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space whilst also housing white goods such as the fridge/freezer, washing machine and oven with gas hob which are to remain as part of the sale. The kitchen also offers space for casual dining.

There are two generous double bedrooms, both of which offer space for a variety of free-standing furniture whilst both providing fitted wardrobe storage being mirrored sliding doors. The larger bedroom benefits greatly from an en-suite shower room being fitted with a stylish white suite comprising a w.c., hand wash basin and enclosed shower cubicle.

The main bathroom has also been fitted with a modern white suite comprising a w.c. hand wash basin and shower over bath.

In addition, the property offers an allocated parking space within the residents car park which also benefits from visitors spaces in addition to a bike shed.



Master bedroom



Bathroom

## Accommodation and plans

Lounge	13'9" x 11'6"	4.19m x 3.51m
Kitchen	10'6" x 7'7"	3.2m x 2.31m
Master Bedroom	15'2" x 11'2"	4.62m x 3.4m
En-Suite	6'9" x 7'0"	2.06m x 2.13m
Double Bedroom	13'9" x 8'9"	4.19m x 2.67m
Bathroom	6'9" x 7'0"	2.06m x 2.13m



## Directions

Travelling north on Anderson Drive turn left onto Lang Stracht. Continue for some distance passing the Tesco superstore. Eden at Maidencraig is situated on the left hand side of the road.

## Location

Perfectly located between the City and countryside on the Western side of Aberdeen, Eden presents you with a wonderful opportunity to live in the heart of a new and exciting community. Being close to the Ring Road, the Lang Stracht offers easy accessibility to most parts of Aberdeen City. The area is also well served by local shops and by public transport facilities and is particularly convenient for Foresterhill and Woodend Hospitals. The location also offers easy accessibility to the Airport and various oil related offices on the outskirts of Aberdeen. There is a regular bus service operating close by and superstore shopping as well as good community amenities.

## Arrange a viewing

Viewing By Appointment Telephone 07792923487 or By Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1XD

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.