



68 Cairncry Court Brierfield Terrace | Aberdeen | AB16 5YB

One Bedroom City Centre Flat

Fixed Price £55,000

We are delighted to offer for sale this bright and spacious one bedroom flat situated on the eleventh floor of Cairncry Court allowing impressive panoramic views over the City. The property is situated in a well kept and tidy multi-storey block, benefitting from double glazing and a secured entry system and all furniture and white goods are included in the sale, making this an excellent prospect for a first time buyer.

The well maintained communal entrance is accessed via a secure entry system. In addition to the staircase multiple lifts are available. The building offers a communal laundry room and residents parking spaces.

Inside the property the L-shaped hallway gives access to all rooms. The hallway includes a large storage cupboard with a separate cupboard above housing the electric meter, there is a further walk-in cloakroom with coat hooks, airing cupboard with shelves, laminate flooring and a storage heater.

In the lounge, a large picture window with panoramic views over the city creates a focal point in the room. The lounge features a T.V. point, security intercom, laminate flooring and the wall shelf is to remain. There is a fully fitted kitchen with a good range of wall and base units with beech effect doors, stainless steel sink and dryer with chrome tap and a breakfast bar with stool seating. The Electric hob, oven and cooker hood, fridge/freezer and the washing machine are all included in the sale.

The double bedroom is of good size and also boasts panoramic views of the city. A large fitted wardrobe with hanging rail and shelf, telephone point, convector heater and laminate flooring are all incorporated into the bedroom and the curtains are to remain with the property.

The property is completed with the bathroom comprising of a three piece white suite, all with chrome fittings and a shower over the bath and extractor fan. The bathroom also has laminate flooring.

ACCOMMODATION

Lounge

16'5" x 10'6" (5.01m x 3.2m) approx.

Kitchen

4'9" x 8'3" (1.45m x 2.52m) approx.

Bedroom

9'2" x 12'2" (2.79m x 3.71m) approx.

Bathroom

6'3" x 4'9" (1.91m x 1.45m) approx.

Double glazing

EPC Band E



Internal Foyer



Lounge



Kitchen



Bedroom



Bathroom

Property location



Directions

Travel north on North Anderson Drive and turn right at the Foresterhill Roundabout into Cairncry Road; turn right into Brierfield Road, turn right again and Cairncry Court is the third block at the end of the road.

Location

Conveniently located for the hospital complexes at Foresterhill and Cornhill and the University Campus at Old Aberdeen, the property is also close to North Anderson Drive with easy access to the Industrial Estates to the North of the City and Aberdeen Airport. Cornhill Shopping Centre nearby. Regular public buses also service the area.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.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 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.