



7 Oldcroft Place | Aberdeen | AB16 5BT

Immaculately Presented Two Bedroom First Floor Flat

Offers Over £100,000

This immaculately presented first floor flat provides an opportunity to purchase a property in walk in condition, which must be one of the finest examples of its type currently available. The property has been decorated throughout to a high standard providing a stylish impression with quality fittings and a modern grey colour scheme. The property would undoubtedly be an ideal purchase for a variety of discerning buyers such as a first time buyer allowing the purchase to take occupancy with the utmost of ease.

The accommodation firstly offers a welcoming entrance way which in turn provides access to all accommodation along with a fitted storage cupboard. Firstly the lounge provides space for both living and dining furnishings being of generous proportions whilst also allowing access to the kitchen. The kitchen has been fitted with a range of modern base and wall units providing ample storage along with all white goods which are to remain as part of the sale.

The property benefits from two very generously sized double bedrooms, with the larger room offering extensive fitted wardrobes and both easily accommodation a wide range of bedroom furniture and additional free-standing storage. The bathroom has been fitted with a white suite comprising a w..c, hand wash basin and shower over bath with modern patterned vinyl flooring.

To the exterior the property benefits from a private storage cupboard on the communal hallway, ideal for further storage along with access to the shared rear drying green.

Parking is available to the front of the property with resident spaces offering of-street parking.

ACCOMMODATION

Lounge

18'7" x 9'9" (5.67m x 2.97m) approx.

Kitchen

14'2" x 5'9" (4.32m x 1.75m) approx.

Double Bedroom

12'9" x 11'7" (3.89m x 3.53m) approx.

Double Bedroom

12'9" x 8'5" (3.89m x 2.57m) approx.

Bathroom

13'8" x 5'4" (4.17m x 1.63m) approx.

Double Glazing

Electric Heating

EPC Band - C

The sale is to included all white goods.



Hallway



Lounge/Dining Room



Lounge/Dining Room



Kitchen



Double Bedroom



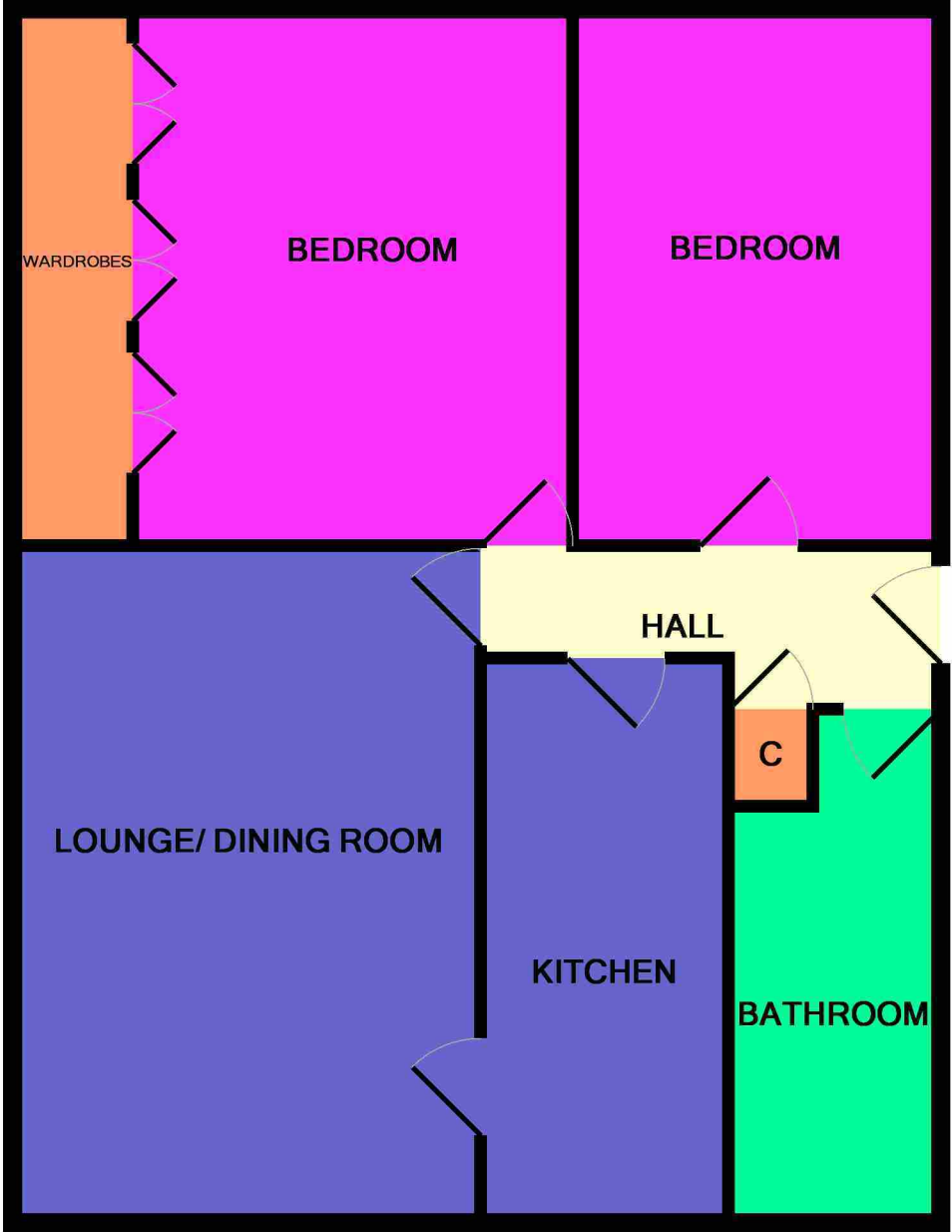
Double Bedroom



Bedroom



Bathroom



Floor Plan

Viewing By Appointment Telephone 07988 192 252 or By Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions: Travelling from the main Aberdeen ring road proceed north, continue straight across the lights at the Lang Stracht and at the next roundabout turn right onto Foresterhill Road. Oldcroft Place is situated to the right at the next small roundabout and the property is located again to the right.

Location: Oldcroft Place lies within the Foresterhill area of Aberdeen, close to Aberdeen Royal Hospital complex and an excellent range of local shops and amenities. Anderson Drive is close by which allows easy commuting to both north and south of the city where many of the office and industrial complexes are situated and also Aberdeen Airport. The city centre is approximately 10 minutes drive from the property and there are regular public transport facilities available. The area is catered for by good nursery, primary and secondary schools.

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.