



**9 Eigie Walk**

Balmedie, Aberdeenshire, AB23 8WF

ledingham  
chalmers  
estate agency



Lounge



Lounge



Kitchen

## 9 Eigie Walk Balmedie, Aberdeenshire, AB23 8WF

### Beautifully Presented One Bedroom Self-Contained Upper Flat

- Ideally located in popular beach suburb of Balmedie
- Impressive lounge with balcony
- Well-appointed kitchen with integrated appliances
- Elegantly finished bedroom
- Bathroom with flexibility for showering options
- Shared patio and exclusive bin store



One bed.



One bathroom.



One public room.

## Beautifully Presented One Bedroom Self-Contained Upper Flat

Ideally located in the highly popular beach suburb of Balmedie, we are delighted to present for sale this immaculately finished, one bedroom, self contained upper flat.

This property has been beautifully finished throughout and is in true-move in ready order, allowing the purchaser to move in with the utmost of ease.

A charming entrance hall gives access to the bright and airy stairwell which brings you to all living accommodation. The landing itself is impressive, boasting three large cupboards, two of which are walk-in, and a largely floored loft space, all affording superb additional storage options.

The lounge is impressive in size, offering an array of space for a variety of furniture as desired. With stylish laminate flooring and freshly decorated in grey tones, the lounge is flooded with natural light and boasts a delightful balcony to enjoy the views, which only adds to the charm of this room.

The neutrally decorated kitchen is well-appointed, offering a range of fully fitted base and wall units, elegantly finished in beech effect with contrasting worktops and boasts integrated oven, hob and extractor hood, and fridge/freezer.



Bedroom



Bathroom



Landing



Exclusive Entrance

The bedroom is elegantly finished in delicate grey tones with delightful feature wall and hosts an array of space for free-standing furniture, creating a relaxing atmosphere to unwind.

Completing the internal accommodation is the bathroom which is beautifully fresh in white tones, offset by grey flooring. Boasting a white three piece suite, the bath has a wall-mounted shower, and an additional shower mixer tap offering flexibility. A sink pedestal has a fabulous LED lit mirror above, along with WC and heated towel rail.

Outside, a shared patio is fully enclosed for added privacy and there is also an exclusive bin store. Additionally, there is a sizeable outdoor cupboard which offers additional storage space.

To be included in the sale is the integrated fridge/freezer, the washing machine, the light fittings and all blinds and curtains, with the tumble dryer also available if required.

Offering an excellent first time purchase, early viewing is highly recommended.

## Accommodation and plans

Entrance Hall	2'11" x 12'6"	.89m x 3.81m
Lounge	11'9" x 14'4"	3.58m x 4.37m
Kitchen	8'2" x 10'0"	2.49m x 3.05m
Landing	10'8" x 10'10"	3.25m x 3.3m
Bedroom	8'6" x 12'9"	2.59m x 3.89m
Bathroom	5'2" x 9'2"	1.58m x 2.79m

9 Eigie Walk



## **Directions**

Travelling from Aberdeen, travel northwards on King Street and continue across the Bridge of Don onto the Ellon Road. Continue straight on for approximately 4 miles and take the first exit for Balmedie on your right. Follow the road right round and Eigie Crescent is on your right. Travel down Eigie Crescent and Eigie Walk is on your left at the bottom.

## **Location**

Balmedie is located approximately 8 miles North of Aberdeen and is renowned for its scenic beach and Country Park. The area is well served by local amenities including a pre-school nursery, primary school, leisure centre, shops and Post Office. Close by amenities include the Bridge of Don Park and Ride, Aberdeen International Airport and the oil related offices at both Bridge of Don and Dyce. There are several challenging golf courses close by including the highly acclaimed Trump International Golf Centre.

## Arrange a viewing

Viewing by appointment telephone 07766 909493 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.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 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.