



**37 Morningfield Mews**  
Aberdeen, AB15 4ER

ledingham  
chalmers  
estate agency





Kitchen



Dining area

**37 Morningfield Mews  
Aberdeen, AB15 4ER**

**Executive two bedroom apartment with  
garage**

- Competitively priced at £23,000 below home report valuation
- 2 bedroom executive apartment
- Single garage
- Located in the popular West End of Aberdeen
- Double glazing and gas central heating

 **Two beds.**

 **Two bathrooms.**

 **One public room.**

## Executive two bedroom apartment with garage

We are delighted to offer for sale this executive two bedroom apartment, located on the second floor, part of a modern gated development in Aberdeen's desirable West End.

The property has been well maintained throughout and is in perfect move in condition, with all walls and flooring being presented in a neutral décor.

The accommodation is airy and bright throughout and comprises of a generous hallway, which hosts two cupboards providing ample storage space. A spacious lounge boasts three large windows, which overlook the well-kept communal gardens. The kitchen has benefits from views over the rear communal gardens, and has been tastefully designed to include modern appliances housed in light beech effect units. The work top and splash board matches the units, to help bring continuity throughout the room with a lovely injection of colour coming from the striking blue tiles. The kitchen also provides enough space for a dining table, making it a truly great social space.

Both bedrooms are generous in their size and would hold double beds comfortably, with fitted wardrobes and large windows being found in each. The master bedroom is further benefited from an en suite shower room.

The bathroom completes the accommodation and comprises of a three piece suite with plumbed in shower over bath and large fitted mirror.

To the outside there are extensive communal spaces, which are all immaculately maintained. A large single garage for the property is found on the ground floor of the apartment block, which has a convenient electric operated door, making this a true rare find for such a well-positioned property.

All floor coverings, built-in appliances, glass dining room table with chairs (in kitchen) and light fittings to the hall and kitchen are all included in the sale.



Lounge



Master bedroom

## Accommodation and plans

Kitchen	10'6" x 14'4"	3.2m x 4.37m
Lounge	13'11" x 15'7"	4.24m x 4.75m
Master bedroom	10'6" x 17'1"	3.2m x 5.21m
En suite	6'9" x 5'10"	2.06m x 1.78m
Bedroom two	9'4" x 14'2"	2.85m x 4.32m

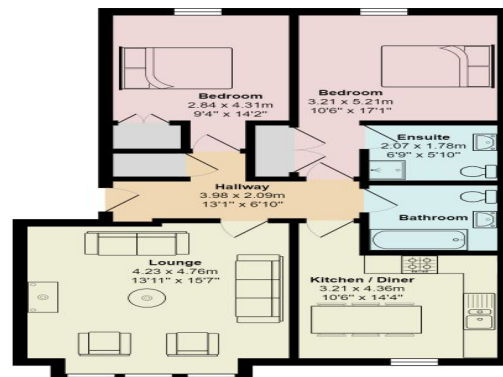
## Directions

Travel westward from Union Street onto Alford Place and continue onto Albyn Place. At the Queen's Cross roundabout take the second exit on the left onto Queen's Road. At the next roundabout turn right into Forest Road. Continue straight ahead and take the third road on the left into Morningfield Road and Morningfield Mews is situated a short distance along on the right hand side through electrically operated gates. Number 37 is located to the rear of the development on the left.

## Location

Morningfield Mews is in the heart of the city's sought after West End with a wealth of local amenities. The City Centre is only a 5 minute drive away and enjoys easy access to Anderson Drive, Aberdeen's main arterial route. The property is perfectly placed for commuting to the business centres in the north and south of the city and particularly convenient for the oil related offices at Hill of Rubislaw and Aberdeen Airport. The hospital complex at Foresterhill is also within walking distance. The area is well served by local shops and public transport facilities. The West End of Union Street with its wide range of shops, pubs, restaurants and leisure facilities is within walking distance.

37 Morningfield Mews



## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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.