



11 Midsocket View,
Aberdeen, AB15 6BS

Offers over **£165,000**

**ledingham
chalmers**
estate agency



Lounge / Diner / Kitchen



Lounge / Diner / Kitchen



Bedroom

Well presented three bedroom apartment with allocated residents parking

- Ideally located mere moments from the city centre
- Spacious lounge/kitchen/diner on open-plan
- Generous master bedroom with en suite
- Useful utility area located within the hall
- Exclusive parking space with shared visitors' parking
- Superb landscaped grounds with bicycle store



Three beds.



Two bathrooms.



One public room.

Set within a superb executive development built, we offer for sale this well presented three bedroom second floor apartment with residents' parking.

Beautifully presented throughout and finished to the highest of standards, this superior apartment is in walk-in condition. The owners have taken great care of the years to enhance the property, which includes the inclusion of a useful third bedroom. The property is peacefully located to the rear of the block, with leafy green views being enjoyed from most angles.

A security entry system gives access into the modern, clean communal entrance and hallway with lift, leading through to the flat itself on the second floor.

Internally, the property features a brightly lit hallway with two large built in cupboards offering exceptional storage, which in turn gives way to the open-plan living space to the rear of the building. Also located within the hall is the stylish utility space, added by the owners in recent years. There is space for both a washing machine and tumble drier. This is a great asset to the property and something which isn't found in any other flat in the development.

The lounge/dining/kitchen area is beautifully bright, overflowing with natural light from the dual aspect windows, and is ideally configured for modern living and entertaining. The lounge area offers an array of space for lounge and dining furniture as desired.

A wide range of contemporary wood effect kitchen units, superbly offset by light work surfaces, houses the integrated appliances including mid-height oven, gas hob with overhead extractor hood all of which will be included within the sale.



En Suite



Bedroom



Bedroom



Shower Room

The master bedroom is generously proportioned with an enviable level of wardrobe space, spanning from wall to wall. A further enhancement is the beautifully appointed en-suite bathroom, which comprises walk-in shower, WC with buried cistern and wash hand basin with stylish vanity surround.

The second double bedrooms is also of good size, again having a built in double wardrobe and offers ample space for free-standing furniture.

The third bedroom is a rarity within the development, with the current owners having added this room in recent years. This is an excellent single bedroom, boasting a built-in wardrobe with sliding mirrored doors. This room would make an excellent home office or nursery as desired.

Completing the accommodation, the shower room comprising large walk-in shower with sliding doors and mains shower, WC with buried cistern and wash hand basin with base and wall-mounted vanity, with large mirror which is flatteringly lit with overhead spotlights.

The common interior areas of the building are well looked after with carpeting, stair lighting and a lift.

The property has an exclusive parking space as well as benefiting from shared visitors parking and residents' have the convenience of a bicycle store.

The shared landscaped areas are well maintained and there is also a factoring arrangement in place. It is worth noting this factoring agreement also covers the buildings insurance.

Early viewing is highly encouraged in order to appreciate the superior accommodation on offer.

Accommodation

Lounge / Diner / Kitchen	21'3" x 14'10"	6.48m x 4.52m
Bedroom	9'0" x 14'10"	2.74m x 4.52m
Bedroom	11'5" x 5'1"	3.48m x 1.55m
Bedroom	11'11" x 9'3"	3.63m x 2.82m
En Suite	8'5" x 5'6"	2.57m x 1.68m
Shower Room	5'1" x 8'10"	1.55m x 2.69m



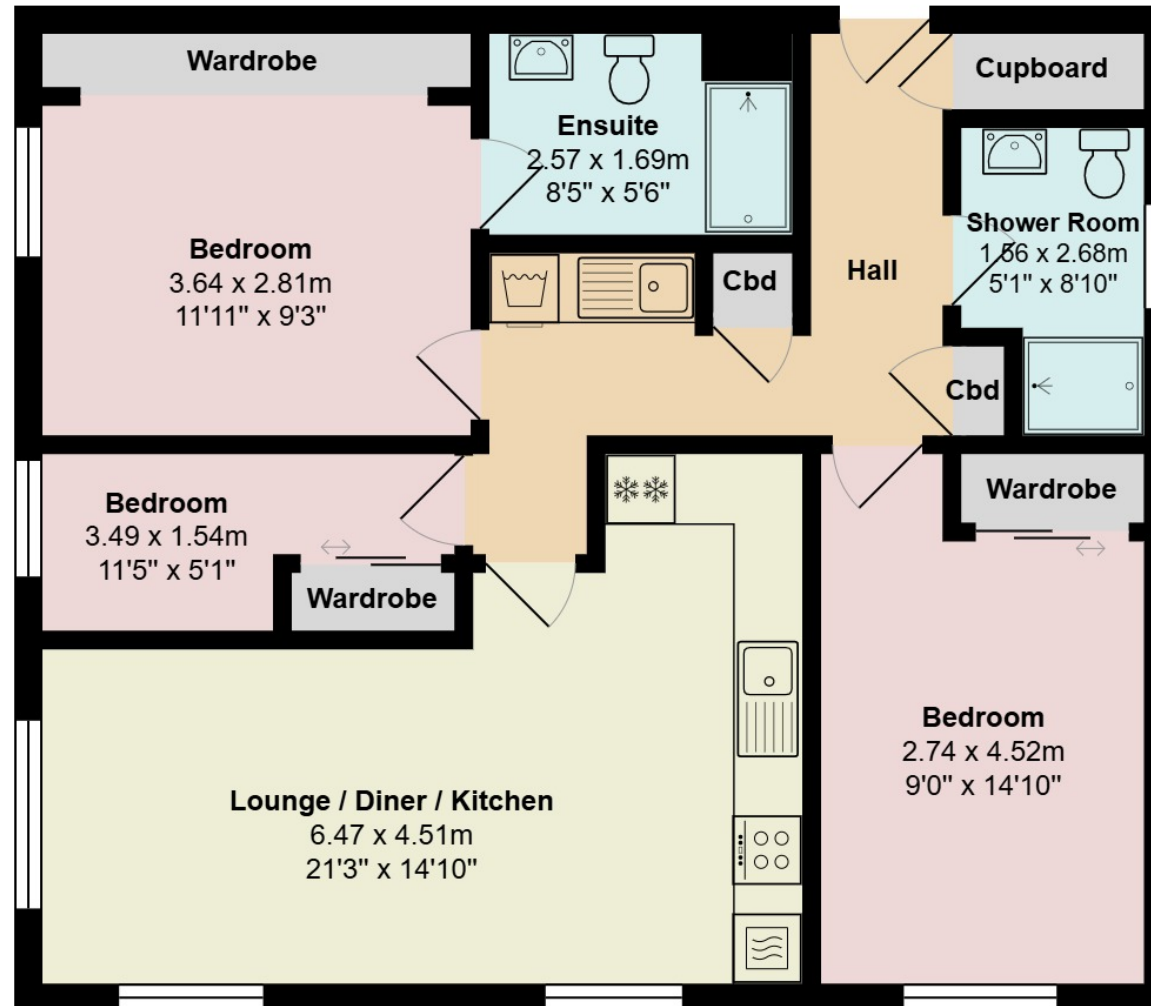
Communal Hallway



Exterior

Floorplan

11 Midsocket View



Directions

From Union Street, proceed to the West at Holburn junction onto Alford Place that merges with Albyn Place. Proceed to the roundabout to the Queens Cross and continue up Queens Road until you reach the junction with Anderson Drive. Turn right on the roundabout at that junction taking you onto Anderson drive. Proceed cross the next roundabout through the centre traffic lights following and Midstocket View is the residential development on the left hand side just short of the traffic lights.

Location

The Midstocket View development is situated off the Aberdeen Ring Road making access to all parts to the city and surrounds comfortably accessible. Woodhill House and Aberdeen Royal Infirmary are close at hand whilst the Oil Company Complex at Hills of Rubislaw and the fast developing industrial and office areas in Kingswells and Westhill are all only a few minutes drive away.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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