



76 Invercauld Road,
Mastrick, Aberdeen, AB16 5RJ

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Modern, two bedroom, ground floor flat

- Fantastic location
- Move in ready condition
- Two spacious bedrooms
- Bright Lounge
- High quality bathroom
- Ground floor accommodation



Kitchen



Two beds.



One bathroom.



One public room.

A fantastic opportunity has arisen to purchase this move in ready, two bedroom flat in the ever popular area of Mastrick. The property is also located just a short distance from local shops and amenities.

This fantastic property is truly in move in condition allowing any discerning buyer to move in with minimum inconvenience. The property is an ideal starter home, also suiting buy to let investors.

A security entry phone system grants access to the building where the property is conveniently located on the ground floor.

The hall enjoys stylish laminate flooring and fresh neutral wall decor, with a large cupboard affording excellent storage.

The lounge is located to the rear of the property and enjoys a quiet outlook over the rear garden, making this an ideal place to relax and unwind. There is a wealth of space for free standing furniture available.

The modern kitchen is fully fitted with a range of base and wall units, contrasting worktops and a stainless steel sink and drainer with mixer tap. There is an integrated hob and oven and space for a range of appliances and with access to the rear garden provided.

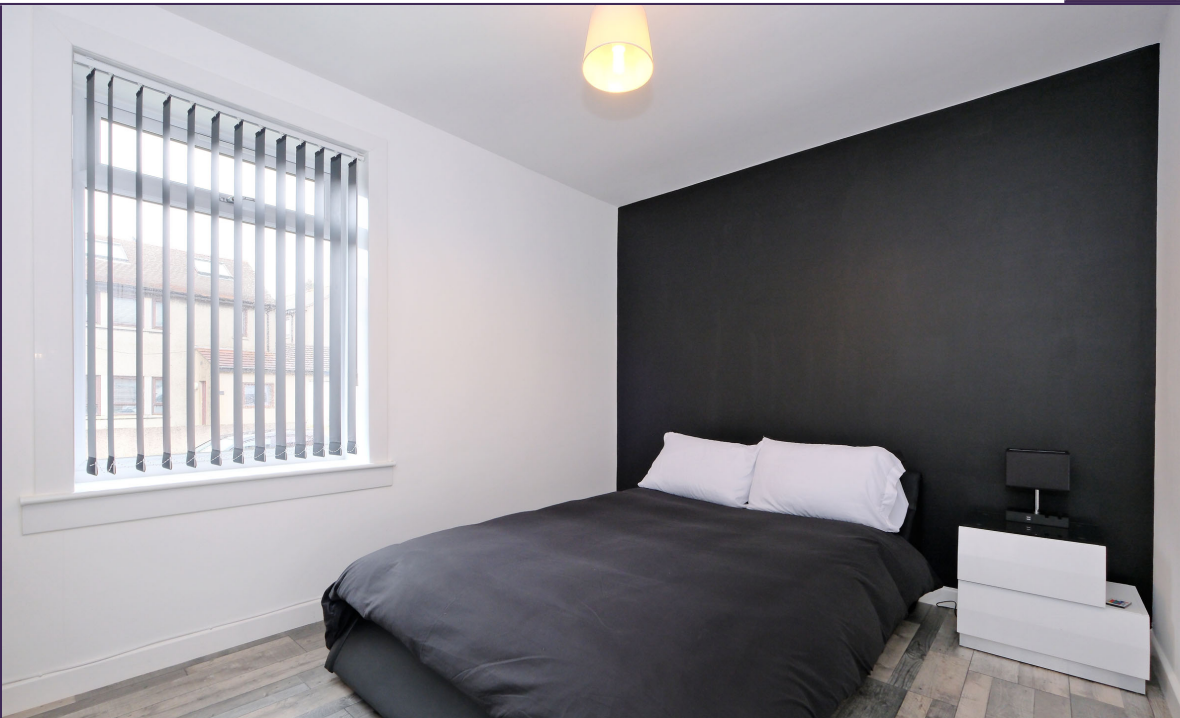
The first of the double bedrooms is located to the front of the property and has the added benefit of a built-in double wardrobe with mirrored sliding doors which provides both with shelved and hanging storage options.



Bedroom



Bedroom



Bedroom

Bedroom two is another sizeable double where the stylish neutral decor theme continues, affording space for a range for free standing furniture.

Completing the internal accommodation is the shower room which is finished to the highest quality with mains powered shower housed within a stylish enclosure, WC with concealed cistern. wash hand basin nestled within a chic vanity unit and a heated towel rail for convenience.

For those looking to take occupancy with the utmost of ease, this is the perfect choice and internal viewing is highly recommended to fully appreciate this fabulous property.

A shared rear garden offers a communal drying green with the property enjoying an exclusive lawn area to enjoy the outdoors. Excellent external storage is available within the exclusive outhouse which is located directly adjacent to the property entrance. Free on street parking is readily available.



Bedroom

Accommodation

Lounge	13'11" x 15'0"	4.24m x 4.57m
Kitchen	11'10" x 10'8"	3.61m x 3.25m
Bedroom	15'2" x 10'1"	4.62m x 3.07m
Bedroom	12'0" x 10'1"	3.66m x 3.07m
Shower Room	7'5" x 5'9"	2.26m x 1.75m



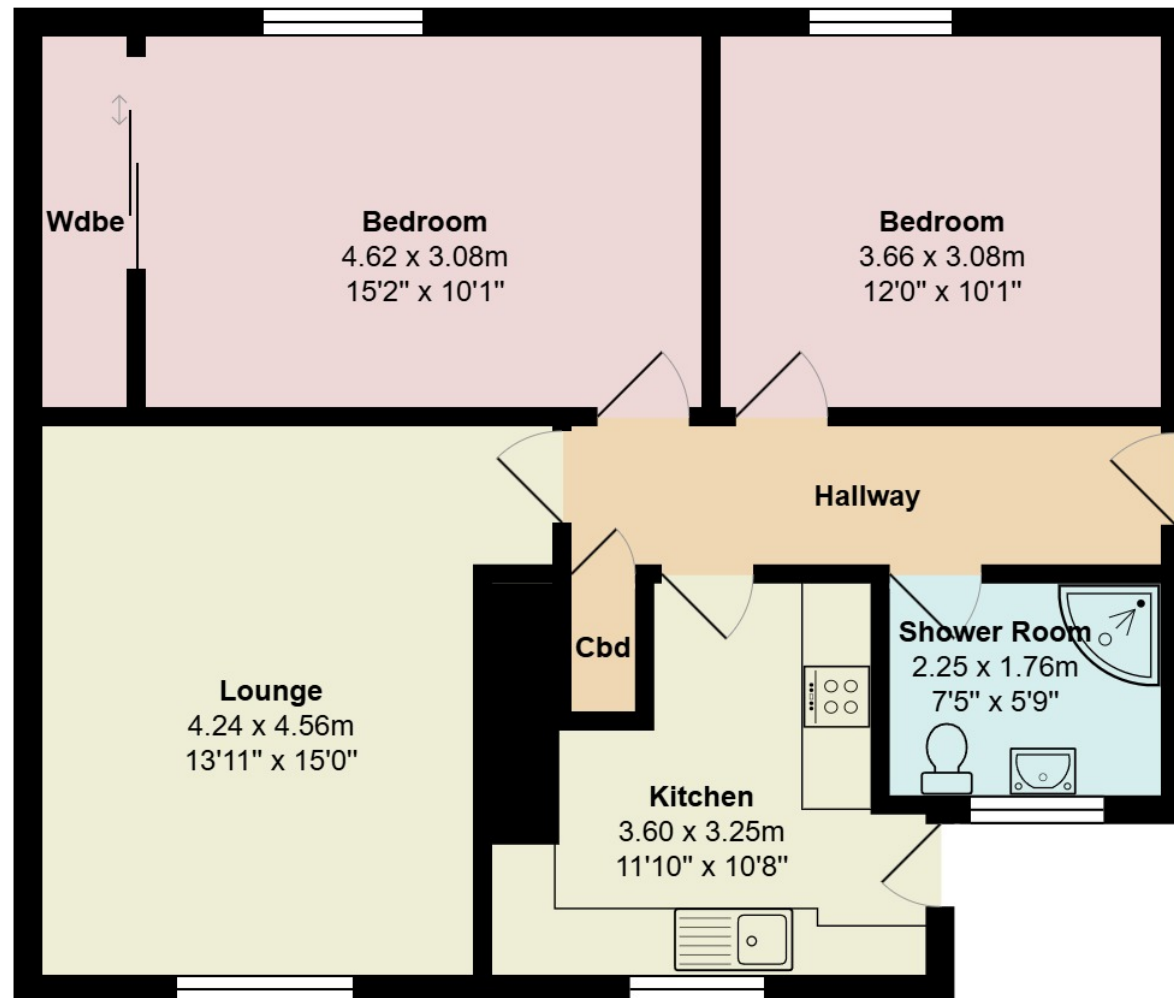
Shower Room



Shared Garden

Floorplan

76 Invercauld Road



Directions

Travelling north along the main Aberdeen ring road continue over the lights at the Lang Stracht and at the next main roundabout turn left onto Provost Fraser Drive. Continue along and take a left onto Long Walk Road and Invercauld Road is situated on the right hand side.

Location

Invercauld Road is situated in a popular residential area of Aberdeen with excellent access to a primary school and a range of local shops. It is ideally placed for Aberdeen Royal Hospital complex and also Woodend Hospital and is a short drive from the main Aberdeen ring road. The ring road provides easy commuting to both north and south of the city where many of office and industrial complexes are situated.

Arrange a viewing

Viewing By appointment telephone **07544 347426** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

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property@ledinghamchalmers.com

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.