



25 Hammerman Avenue,
Aberdeen, AB24 4SE

ledingham
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estate agency



Lounge



Balcony



Kitchen

Immaculate top floor two bedroom executive apartment, with balcony and parking

- Enviable top floor positioning
- Open plan kitchen, with bright and airy lounge
- Centrally located bathroom with modern touches
- Two double bedrooms, both with a peaceful rear aspect
- Residents' parking found to the rear
- Access to a large shared bike shed/storage



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this immaculately presented two bedroom executive apartment situated on the top floor of a modern residential development that lies to the north west of the city centre.

This property offers superb open plan living, complemented by a private balcony accessed from the lounge. The open plan space is enhanced further by floor to ceiling windows which fills the room with an abundance of natural light, creating a bright and airy atmosphere while offering striking views across the city and out towards the North Sea.

Presented in immaculate condition throughout, this executive apartment offers well proportioned rooms finished to a high specification, with tasteful modern decor, co-ordinating flooring and excellent storage further enhancing the sense of quality and allowing any buyer to move in with ease.

The accommodation includes a spacious entrance hallway with a built-in coat cupboard and spacious utility cupboard housing the washer/dryer and shelving. All rooms are located off the hallway.

The spacious lounge/kitchen are on open plan with each other and is the real heart of this home. The kitchen features an extensive range of white gloss wall and base storage units with co-ordinating black worktops and tiled splashbacks. Integrated appliances include a gas hob, electric oven, stainless steel extractor and fridge/freezer. The boiler is located in the far right unit, with there being a sizeable breakfast bar for dining and socialising. The kitchen area is floored with quality vinyl with the lounge boasting carpeting, creating a natural divide between the two spaces.



Bedroom



Bedroom



Bedroom



Bathroom

The lounge boasts floor to ceiling windows which flood the room with light. There is a glazed door that opens to a balcony with far reaching views. The balcony is large enough for a dining table and chairs, to fully appreciate the surroundings.

There are two double bedrooms, both with peaceful rear aspects with ample space for a variety of free standing furniture as required. The principle bedroom is enhanced further by a built-in wardrobe with sliding doors. Quality carpeting and tasteful decor finish these rooms perfectly.

The apartment is completed by a family bathroom with shower over the bath and built-in vanity unit with inset sink and concealed cistern wc. The room has been enhanced by the installation of black accents, giving a sleek and modern finish.

The development is set within beautiful, mature landscaped grounds with areas of lawn, mature trees and shrubs. There is a bin store and large bicycle shed/storage, which is shared with the rest of the residents within the block. The mutual areas are maintained on contract for an annual fee, with viewers being pleased to know this is cheaper than other blocks within the development. Unallocated parking is located to the rear for residents and their visitors.

This executive apartment would be an excellent purchase for a professional singleton or couple looking for a stylish apartment with parking and well maintained communal grounds. The positioning is perfect for access to the city centre or local employment hubs, along the Aberdeen Royal Infirmary being less than 5 minutes away by car.

Early inspection is highly recommended to appreciate the excellent standard of accommodation plus the stunning views this top floor apartment has to offer.

Accommodation

Lounge / Kitchen / Diner	17'4" x 22'1"	5.28m x 6.73m
Bedroom	14'9" x 9'9"	4.5m x 2.97m
Bedroom	10'9" x 9'10"	3.28m x 3m
Bathroom	8'3" x 6'4"	2.52m x 1.93m



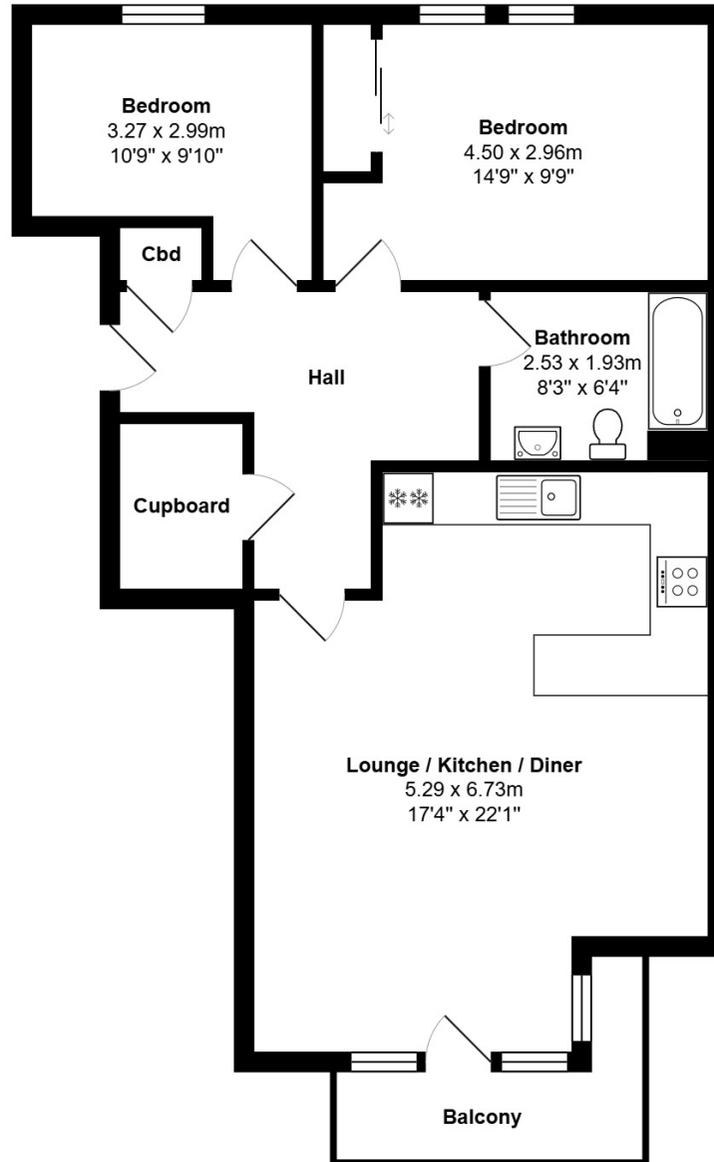
Residents' parking



Bike shed

Floorplan

25 Hammerman Avenue



Directions

Travelling north along Westburn Drive, pass the Westburn Park and at the major roundabout, take the third exit on to Hilton Drive. Take the second turn on the right into Hammerman Avenue where the property is located on the left hand side of the road, after the turning onto Weaver Terrace.

Location

The Campus is an innovative development of stylish homes built in the grounds of a former university campus. The development offers a range of luxury apartments, townhouses and detached homes. The Campus is located in the well established residential district of Hilton which lies to the north west of Aberdeen city centre, an area well served by local shops, schools, and a regular bus service. Aberdeen University Kings College Campus, Foresterhill Hospital Health Campus and Woodhill House are all within easy reach.

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

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