



**Flat 27, Beeches Gate,**  
Springfield Road, AB15 7SQ

**ledingham  
chalmers**  
estate agency



Lounge



Dining room



Kitchen

**Immaculately presented one bedroom flat forming part of a popular over 55's development**

- Second floor flat, with lift access
- Spacious lounge with space for dining
- Kitchen boasts integrated appliances and leafy views
- Bedroom includes a walk-in wardrobe
- High quality bathroom with bath and overhead shower
- Striking communal areas, with sun lounge and terrace



**One bed.**



**One bathroom.**



**One public room.**

**We are delighted to offer for sale, situated in a prestigious over 55's development located within Aberdeen city, this impressive one bedroom apartment.**

Located on the second floor, with lift access, the property enjoys an elevated view with each room enjoying peaceful leafy views towards the mature tree line to the front of the building.

It is worth noting the owner has recently installed new carpeting to the lounge, bedroom, hallway and cupboards making this an excellent property which can be moved into with ease.

The property has been completed to the highest of standards providing an excellent storage cupboard in the entry hall which leads through to a spacious lounge/dining room. The lounge is completed with neutral decor and has been finished with an attractive fireplace with electric fire and two ceiling light fittings.

From the lounge/dining room you gain access to the kitchen which has an excellent range of quality wood effect base and wall units, fitted with contrasting work surfaces, stainless steel sink and drainer with mixer tap, built-in oven, electric hob, overhead extractor hood, integrated fridge/freezer and washer/drier, with the room being complemented by tiled splashbacking.

The large bedroom enjoys peaceful tree top views and has a large walk-in wardrobe which provides an excellent level of storage. The room is large enough for a double bed and vanity as required.



Bedroom



Walk-in wardrobe



Bathroom

Completing the accommodation is the bathroom which is spacious with a white suite having mains shower over the bath, tiled areas, wash hand basin and WC set into an attractive range of bathroom furniture finished with large wall mirror and tiled flooring.

The apartment features electric heating, double glazing, wood veneer doors, camera entry security system and a 24 hour emergency call system provided via a personal pendant alarm and call point in the hallway. There is also a part time house manager who is on hand to assist residents and ensure the maintenance of the development.

The development enjoys a beautiful residents' lounge for socialising, with access to a spacious south facing patio. There is a communal sun room on the top floor which boasts a roof terrace and ample space to relax and unwind. There is a lift to all floors and landscaped garden grounds. In addition, there is a guest suite which is available to rent at a nominal charge. McCarthy & Stone residents also have access to guest suites in other developments nationally. This provides the opportunity to gain access to accommodation in other locations at a very cost effective rate.

There is a monthly management fee in place. An allocated car parking space may be available at an approximate charge of £250 per year.



Communal lounge

Accommodation

Lounge	11'3" x 25'3"	3.43m x 7.7m
Kitchen	7'3" x 10'5"	2.21m x 3.18m
Bedroom	8'10" x 16'6"	2.69m x 5.03m
Bathroom	6'5" x 6'5"	1.96m x 1.96m

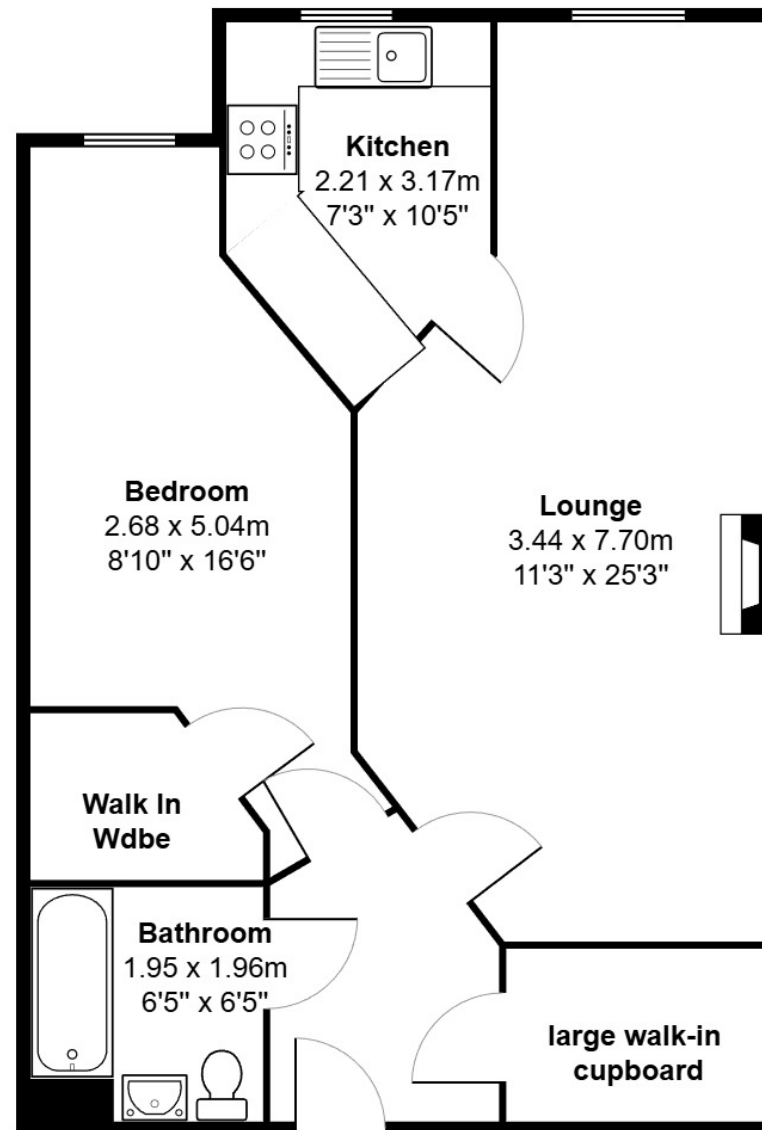


Communal sun room



Communal roof terrace

## Floorplan



## Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place, thereafter onto Queens Road and continue straight across the roundabout at Anderson Drive. Proceed through two sets of traffic lights and at the third set turn left onto Springfield Road. Continuing along Springfield Road, Beeches Gate development is located on the right hand side.

## Location

The property is situated in the Craigiebuckler area, a charming residential suburb located approximately two miles south west of the city centre. It is surrounded by pleasant tree lined streets and open spaces. Close by is Hazlehead Park with its refurbished restaurant, two golf courses and rose gardens. In the vicinity there is a range of local shops and amenities including a library, medical centre and community centre.

## Arrange a viewing

Viewing By appointment telephone 07479017762 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.