



**43 Berrywell Gardens,**  
Dyce, Aberdeen, AB21 7BP

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen

**43 Berrywell Gardens,  
Dyce, Aberdeen, AB21 7BP**

**Spacious two bedroom top floor flat located in  
a popular residential area**

- Enviable top floor location, with leafy views
- Spacious lounge with feature fire
- Rear aspect kitchen
- Two double bedrooms, both with built-in wardrobes
- Multiple storage cupboards and external store
- Well maintained communal areas, with on street parking



**Two** beds.



**One** bathroom.



**One** public room.

**Located within a popular residential area, we are pleased to offer for sale this deceptively spacious two bedroom top floor flat which boasts ample storage.**

The property is located on the second and top floor of a well maintained flatted block, with an exclusive cupboard being located to the right of flat's entrance.

Upon entering, the hallway gives access to all of the property's accommodation, while boasting three built-in storage cupboards.

The generous lounge enjoys a peaceful front aspect, with leafy/garden views. The room is well proportioned with an electric fire giving a lovely focal point to the space.

The kitchen is located to the rear and is fitted with a range of wood effect wall and base units with co-ordinating work surface and splash back tiling. There is a host of integrated and free standing appliances which are included as part of the sale. There are two built-in cupboards, with one housing the boiler.

Two double bedrooms are located at either side of the hallway, with both having large windows to ensure the rooms are filled with ample natural light. The rooms are enhanced further by two built-in wardrobes.

The accommodation is completed by the family bathroom which comprises bath with shower over head, wc and hand wash basin.

Externally, there are shared garden grounds / drying areas and ample parking can be found on the street. There is an exclusive store/cellar.



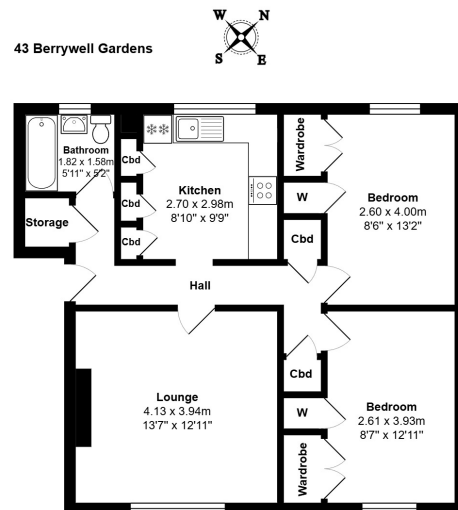
Bedroom



Bathroom

## Accommodation and plans

Lounge	13'7" x 12'11"	4.14m x 3.94m
Kitchen	8'10" x 9'9"	2.69m x 2.97m
Bedroom	8'7" x 12'11"	2.62m x 3.94m
Bedroom	8'6" x 13'2"	2.59m x 4.01m
Bathroom	5'11" x 5'2"	1.8m x 1.58m



## Directions

On entering Dyce continue straight ahead at the Marriott Hotel roundabout. Go straight ahead at the traffic lights onto Victoria Street and continue for a considerable distance taking the road on the right into Gladstone Place. Turn left onto Berrywell Gardens and No 43 is located some distance on the right, being set back from the road.

## Location

Dyce is a popular residential area lying approximately 6 miles to the north of Aberdeen city centre. There are ample amenities and excellent educational facilities at both primary and secondary level. Aberdeen International Airport and the industrial estates at Dyce and Bridge of Don are close at hand with the city centre, easily accessed by public transport, including a regular rail link to the city. The recently opened AWPR is a short distance away giving easy access to North and South Aberdeenshire and beyond. In contrast lovely walks can be enjoyed along the River Don.

## Arrange a viewing

Viewing 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.