



210 Morrison Drive
Aberdeen AB10 7HD

PRIVATE
Residents Parking Only

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**210 Morrison Drive
Aberdeen AB10 7HD**

Spacious two bedroom top floor flat

- Bright and spacious accommodation throughout
- Top floor accommodation with loft access
- Lounge with bright front aspect
- Fully fitted Kitchen with room for dining
- Two double Bedrooms with built in wardrobe
- Shared garden grounds to the rear



Two beds.



One bathroom.



One public room.

Forming part of a well maintained six flatted apartment block in the popular district of Garthdee, this well presented, bright and spacious two bedroom top floor flat is offered for sale.

The building enjoys a favoured position to the rear, overlooking the original Deeside Railway Line, now a popular walking and cycling route, providing a peaceful backdrop. There is a telephone security entry system and well-kept communal hallways and stairways, with stair lighting and windows on the half-landings ensuring an abundance of natural light. The communal areas are professionally maintained under contract for a monthly fee.

Upon entering, the hallway benefits from sizeable double door cupboards, offering an excellent level of storage. There is also a hatch providing access to the loft space above, offering further storage if required.

The lounge is bright and spacious, with an aspect to the front and ample room for a variety of free standing furniture arrangements. The kitchen is fitted with a good range of wall and base units, complemented by co-ordinated work surfaces and a tiled splashback. An area for dining is provided, where diners can enjoy attractive treetop views over the communal gardens and beyond. There are two well proportioned double bedrooms, both enjoying a light and airy feel and benefiting from fitted wardrobes. Completing the accommodation is the centrally positioned bathroom, comprising a bath with electric shower over, WC and wash hand basin.

To the front, there is an area of off street parking available exclusively for residents of the development. To the rear lies a well maintained communal lawn, together with an exclusive shed and rotary dryer.



Bedroom



Parking

Accommodation and plans

Lounge	11'11" x 14'0"	3.63m x 4.27m
Kitchen	11'9" x 10'9"	3.58m x 3.28m
Bedroom	11'11" x 12'5"	3.63m x 3.79m
Bedroom	12'4" x 8'8"	3.76m x 2.64m
Bathroom	8'10" x 5'2"	2.69m x 1.58m

Directions

Leave Union Street by Holburn Junction turning left onto Holburn Street. At the second roundabout take the second exit into Broomhill Road and following the road some distance along travel straight ahead at the roundabout at Anderson Drive. After crossing the Auchinyell Bridge, take the first opening on the right into Morrison Drive. Follow the road round to no 210.

Location

There is an abundance of local sports facilities including the Robert Gordon's Sports Centre, the David Lloyd Tennis and Sports Centre, the Garthdee Sports and Alpine Adventure Park – and even the Old North Deeside Railway Line for walking or cycling. The Bridge of Dee Retail Park, which includes two convenient Supermarkets. There is also a nearby Medical Centre and local convenience shops plus a library.

Arrange a viewing

Viewing By appointment telephone 07989062945 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.

