



Flat 41 Cedar Court
Aberdeen AB25 3BJ

**ledingham
chalmers**
estate agency



Kitchen



Kitchen

Spacious two bedroom first floor apartment with allocated parking in a convenient city location

- Well proportioned first floor apartment
- Bright and spacious lounge with front facing views
- Two double bedrooms, both with built-in wardrobes
- Excellent level of storage found throughout
- Allocated parking space within the residents' car park
- Well positioned for Foresterhill and Aberdeen University



Two beds.



One bathroom.



One public room.

Situated within a well maintained purpose built development, we are delighted to offer for sale this spacious two bedroom first floor apartment.

Offering generously proportioned accommodation throughout this property would make an ideal first-time purchase, buy-to-let investment or home for professionals seeking excellent access to Aberdeen City Centre, Foresterhill and Aberdeen University.

The property benefits from gas central heating, double glazing, a security entry system and an allocated parking space within the residents' car park. A particular feature of the property is the excellent storage available.

The welcoming entrance hall provides access to all accommodation and incorporates several substantial storage cupboards.

Positioned to the front of the building, the bright and airy lounge is a well-proportioned room enjoying a pleasant outlook and offering ample space for both relaxation and entertaining.

The dining kitchen is fitted with a comprehensive range of wall and base units together with light coloured work surfaces and integrated appliances including a hob, oven and extractor fan. Free standing appliances include a washing machine and fridge, which are both included as part of the sale. The room offers space for informal dining and benefits from views over the rear of the development.

Both double bedrooms are generously sized and feature built-in mirrored wardrobes, providing excellent hanging and shelving storage.



Bedroom



Bedroom



Shower room

Completing the accommodation is the modern shower, fitted with a two-piece suite incorporating a wide walk-in shower with rainfall shower, WC and hand wash basin. The room is completed by aqua panelling to some of the walls.

The development is protected by a security entry system and is surrounded by well-maintained landscaped grounds. An allocated parking space is provided together with additional residents' and visitor parking.

A useful external storage cupboard, located adjacent to the apartment entrance, offers excellent storage for bicycles, outdoor equipment and household items.



Hallway

Accommodation

Lounge	11'6" x 19'4"	3.51m x 5.89m
Kitchen	6'11" x 14'9"	2.11m x 4.5m
Bedroom	11'1" x 13'6"	3.38m x 4.12m
Bedroom	9'9" x 14'9"	2.97m x 4.5m
Shower room	6'9" x 6'11"	2.06m x 2.11m



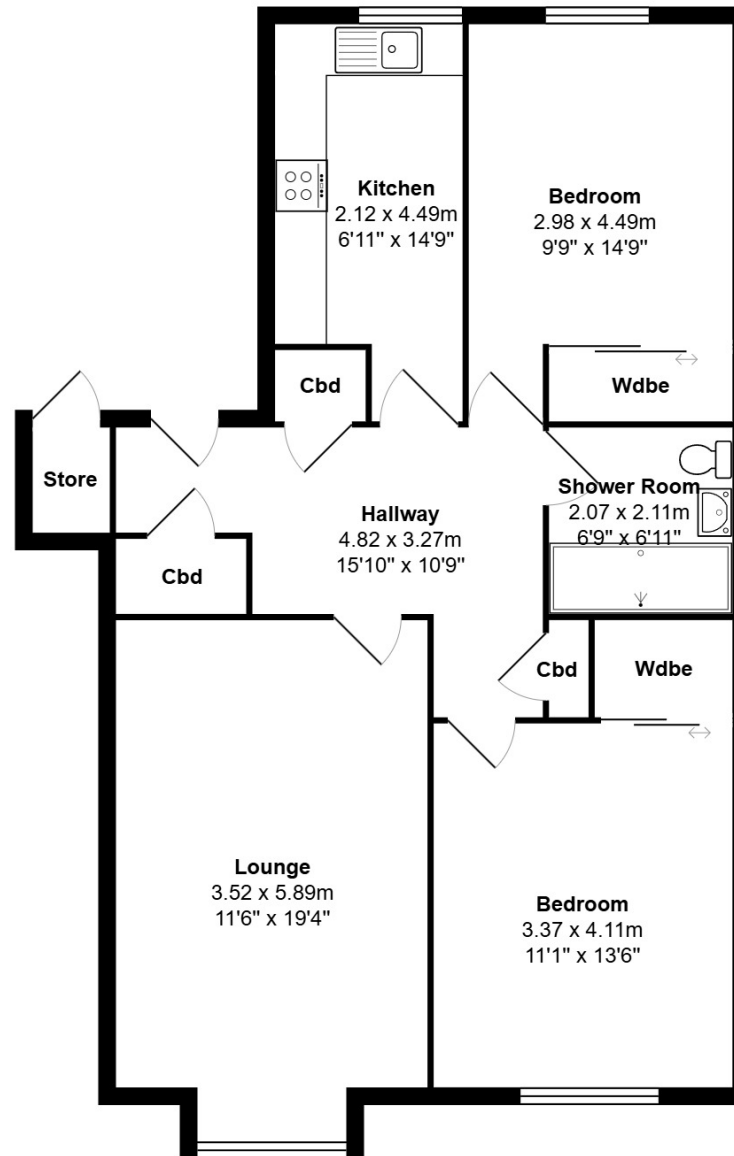
Exterior



Parking Space

Floorplan

41 Cedar Court



Directions

Travelling from the city centre via George Street proceed straight out and continue through the set of traffic lights onto Powis Terrace. Proceed through the next two sets of traffic lights and turn left onto Ashgrove Road, Cedar Court is the first development on the left hand side.

Location

Cedar Court is an attractive development well located for the city centre and an excellent range of local amenities. Within walking distance is Berryden where there is a Sainsburys supermarket and further retail units. The area also has good public transport facilities allowing easy commuting to many parts of Aberdeen. Within walking distance is Aberdeen University and the development does provide direct access to Foresterhill Hospital complex.

Arrange a viewing

Viewing By appointment telephone 07511 285594 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.