



395 Links Road,
Aberdeen, AB24 5DJ

**ledingham
chalmers**
estate agency



Hallway



Lounge



Lounge

Two bedroom top floor apartment

- Fantastic location close to Aberdeen Beach and amenities
- Generous storage facilities throughout
- Two good sized Double Bedrooms with fitted storage
- Modern Kitchen with integrated appliances included in
- Light and airy Lounge with sea views from Balcony
- Residents Parking



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this stylish two bedroom top floor apartment situated in a modern development in a sought after area of Aberdeen.

Serviced by a lift and protected by a security entry system, this bright and airy flat enjoys the comforts of gas central heating and double glazing and early viewing is highly recommended to appreciate the spacious accommodation on offer.

Entrance to the property is via the exterior communal door with security entry telephone, leading to the lift.

Upon entering the apartment, you are immediately welcomed into the hallway which is decorated in neutral tones with dark grey carpet and boasts two handy built-in storage cupboards.

The lounge is a bright and spacious room which offers ample space for seating and entertainment, making it the perfect room for relaxation or hosting guests. The room is further enhanced by the balcony which can seat two chairs and enjoying spectacular sea views.

The modern kitchen is fitted with a range of base and wall-mounted units, complemented by integrated appliances including hob, oven, fridge/freezer and dishwasher. The generous proportions allow space for a dining table and chairs if desired.



Views



Kitchen



Bedroom



Bedroom

There are two bedrooms, both good sized double rooms, decorated in neutral tones with quality carpeting and boasting built-in wardrobes with mirrored sliding doors, offering good hanging and shelf space.

The contemporary bathroom is fitted with a three piece suite comprising shower over the bath, WC and wash hand basin set into vanity unit with mirror and wall units above.

Outside, there is residents parking, a bike store, mutual bin store and maintained grass and landscaped areas.

Accommodation

Lounge	14'10" x 10'0"	4.52m x 3.05m
Balcony	2'10" x 6'3"	.86m x 1.91m
Kitchen	13'2" x 10'0"	4.01m x 3.05m
Bedroom	11'2" x 9'4"	3.4m x 2.85m
Bedroom	11'2" x 10'8"	3.4m x 3.25m
Bathroom	7'9" x 6'8"	2.36m x 2.03m



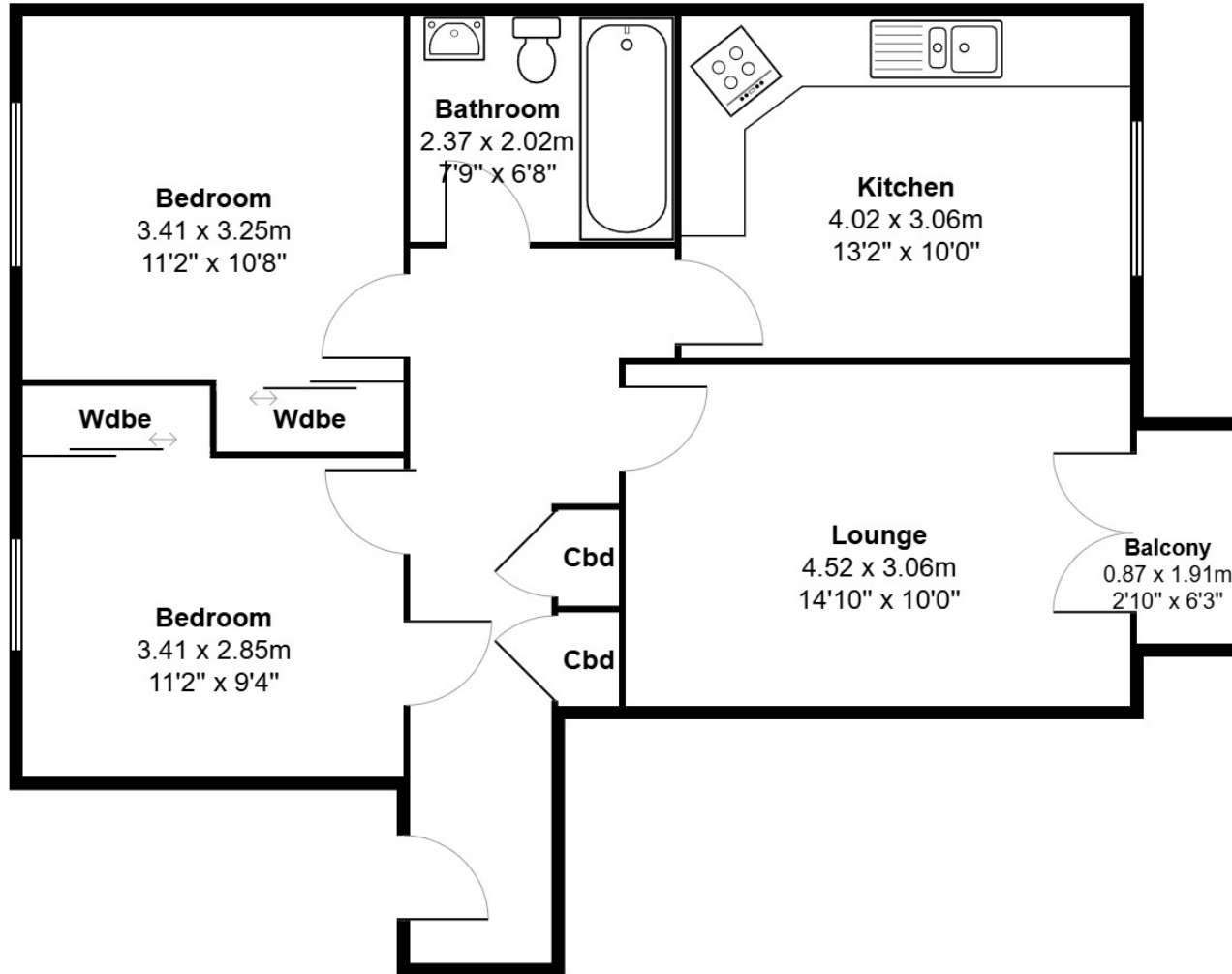
Bathroom



Exterior

Floorplan

395 Links Road



Directions

Travelling from Union Street on to the Beach Boulevard, turn left at traffic lights on to Links Road, travel a short distance to traffic lights, turning left on to Urquhart Road, turn immediate left into Bothwell Road and left at the barrier which is the entrance to the development. Number 395 is situated at the furthest left corner.

Location

The property enjoys an excellent location close to Aberdeen Beach Boulevard, with a wide range of amenities nearby including supermarkets, retail outlets, restaurants, and cafés along the seafront. A variety of leisure facilities are within easy reach, including a cinema, golf course, ice rink, and amusement park. Union Street is within walking distance, while regular public transport links provide easy access throughout the city. The location is also well suited for Aberdeen University and the Sports Village.

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

Contact us

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