



147 Morrison Drive
Aberdeen AB10 7HB

**ledingham
chalmers**
estate agency



Lounge



Lounge

Two bedroom, ground floor flat

- Bright and spacious accommodation throughout
- Ground floor accommodation
- Lounge with access to the exclusive Balcony
- Fully fitted Kitchen with appliances included
- Two double Bedrooms with built in wardrobes
- Shared drying green to the rear



Balcony



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 ground floor flat is offered for sale.

The building enjoys a favoured position for the city and is within walking distance of the Robert Gordons University Garthdee Campus. There is a telephone security entry system and well kept mutual hallways and stairs with stair lighting and windows on the half landings ensuring a good ingress of natural light. The mutual areas are maintained on contract for a monthly fee which includes buildings insurance.

This would be an excellent opportunity for those looking for an affordable two bedroom family home, or perhaps a landlord looking to add to their rental property portfolio.

The entrance hall has two full length cupboards providing good storage.

The lounge is bright and spacious with a dual aspect to the front, ample space is afforded to host a variety of free standing furniture. A fantastic addition to this property is the balcony which has lovely views of the park.

The kitchen has been fitted with a good range of base and wall units with co-ordinating work tops and tiled splash back. The gas oven is free standing and there is a wall mounted extractor fan. All kitchen white goods will remain as part of the sale.



Kitchen



Bedroom



Bedroom



Bedroom

There are two well-proportioned double bedrooms, both feature light and airy decor and have fitted wardrobes.

Completing the layout is the bathroom comprising shower over bath, WC wash hand basin and heated towel rail for convenience.

The property will be sold as seen and all furniture in the living room and bedrooms including the TV will be included within the sale.

To the rear there is a shared drying green with lawn area.

The flat has been regularly well-maintained and leased out successfully for several years, early viewing is essential.

Accommodation

Lounge	12'1" x 15'1"	3.68m x 4.6m
Kitchen	6'8" x 11'6"	2.03m x 3.51m
Bedroom	12'1" x 9'0"	3.68m x 2.74m
Bedroom	10'3" x 9'0"	3.12m x 2.74m
Bathroom	5'6" x 8'6"	1.68m x 2.59m
Hall	16'7" x 3'7"	5.06m x 1.09m



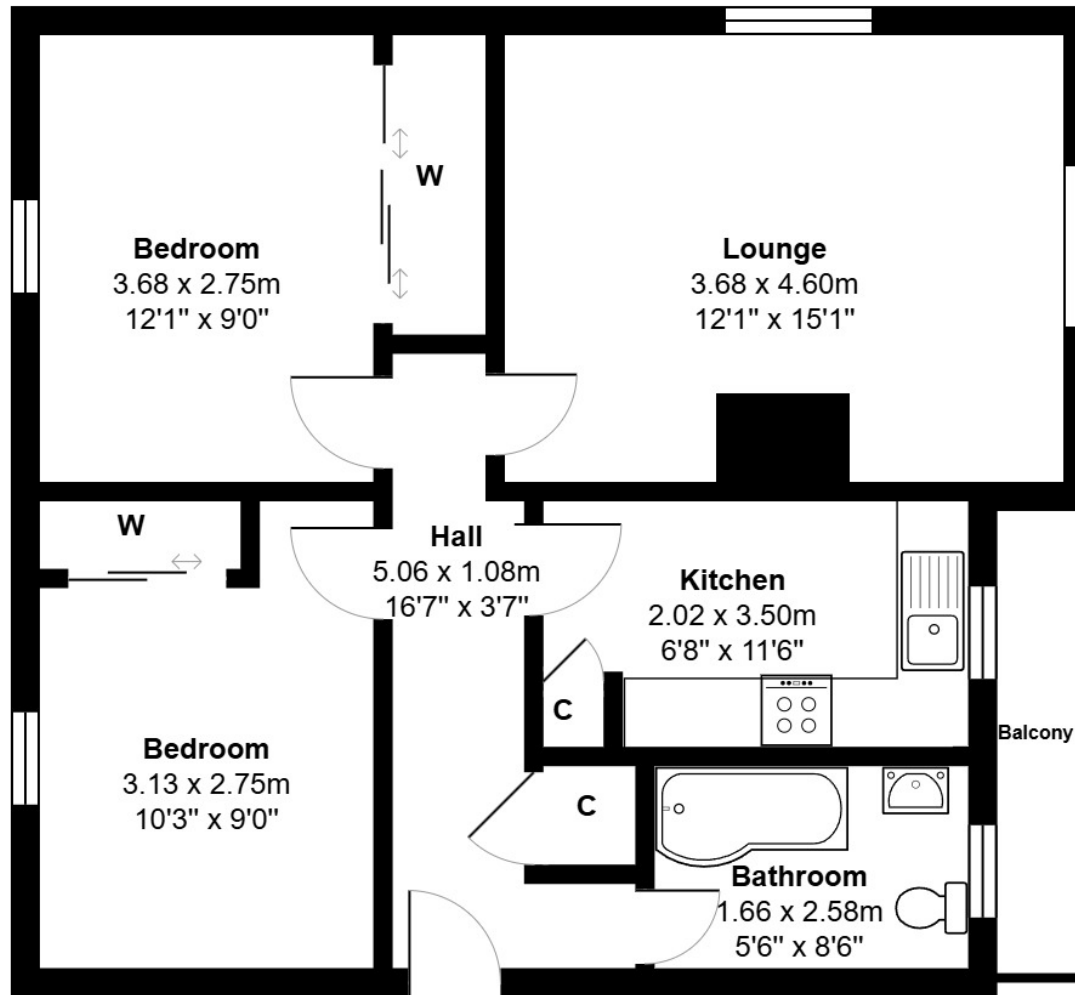
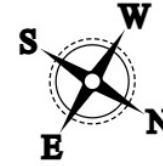
Bathroom



Shared Drying Green

Floorplan

147 Morrison Drive



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 147.

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.

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

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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