



8 Whitehorse Pend,
Balmedie, Aberdeen, AB23 8AD

ledingham
chalmers
estate agency



Lounge



Kitchen

**8 Whitehorse Pend,
Balmedie, Aberdeen, AB23 8AD**

Two bedroom self-contained upper flat

- Situated in a fantastic location with local amenities nearby
- Residents Parking available to front and rear of property
- Well proportioned Lounge with front facing aspect
- Stylish Kitchen with appliances included in sale
- Two excellent sized Bedrooms with fitted storage
- Convenient En-Suite located off main Bedroom



Two beds.



Two bathrooms.



One public room.

Enjoying a peaceful location within the popular village of Balmedie, we are delighted to present for sale this immaculately presented two bedroom self-contained upper floor flat.

This lovely flat offers an excellent purchase for couples, first time buyers or those looking for a buy to let investment. Enjoying the modern comforts of gas central heating and double glazing, the property also benefits from excellent storage facilities including a fully floored loft spanning the entire length of the flat. The property is in excellent decorative condition throughout, with tasteful colour schemes and flooring.

The accommodation comprises of an extensive hallway with large built-in cupboard and access hatch to the fully floored loft with light and ramsay ladder for access, bright and airy lounge boasting large windows to front, stylish fitted kitchen with appliances included in the sale, spacious bathroom which has recently been upgraded and two excellent sized double bedrooms benefitting from built in storage, one of which also benefits from an en-suite shower room.

A large courtyard at the front offers visitors parking, and to the rear is an exclusive parking space and well kept, mutual grounds for which a factoring fee is payable for the upkeep.

Early viewing is recommended to appreciate the fantastic location and level of storage on offer.



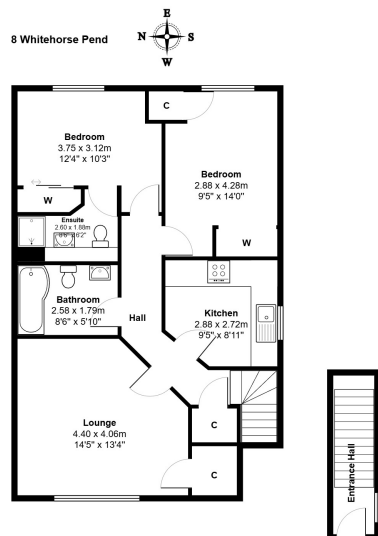
Bedroom



Bathroom

Accommodation and plans

Lounge	14'5" x 13'4"	4.4m x 4.07m
Kitchen	9'5" x 8'11"	2.87m x 2.72m
Bathroom	8'6" x 5'10"	2.59m x 1.78m
Bedroom	9'5" x 14'0"	2.87m x 4.27m
Bedroom	12'4" x 10'3"	3.76m x 3.12m
En Suite	8'6" x 6'2"	2.59m x 1.88m



Directions

From Aberdeen, proceed north along the A90 Aberdeen/Ellon dual carriageway and continue until reaching Balmedie, turning right into the village and continue along, turning left onto North Beach Road and then second right onto Whitehorse Pend. The property is located on the left hand side of the road.

Location

Balmedie is renowned for its scenic beach and Country Park and is situated approximately 9 miles from the city centre. Well served by local amenities including nursery, primary education, leisure centre, shops and Post Office. Easy access is available to Aberdeen City, including the Bridge of Don Park and Ride, Aberdeen Airport and the various oil related offices at both Bridge of Don and Dyce.

Arrange a viewing

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.