



3 Fairfield Way,
Ferryhill, Aberdeen, AB11 7SQ

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen

Two bedroom first floor apartment

- Peaceful location with local amenities nearby
- Gas Central Heating and Double Glazing
- Security Entry System
- Exclusive Parking Space and Visitors Parking
- Charming Lounge with bay window
- Stylish Kitchen with appliances included in sale



Two beds.



Two bathrooms.



One public room.

Forming part of an executive development in the desirable Ferryhill area, we are delighted to offer for sale this well presented two bedroom apartment.

Enjoying a particularly favourable location within the development, and thoughtfully designed, this first floor luxury apartment has been fitted with high quality fixtures and fittings throughout and enjoys the benefits of gas central heating, double glazing, security entry system and the allocated parking space, a must for city living, adds to the appeal of the property.

The location is exceptionally quiet, a small exclusive development surrounded by landscaped garden grounds to rear and with the apartment enjoying its own exclusive parking space and further visitors' parking.

Upon entering, you are greeted into the extensive hallway which provides access to all internal accommodation and houses the security entry handset and a built-in cupboard provides excellent storage.

The lounge is bright and airy, benefiting from an abundance of natural light from the south-facing bay window to front, which also allows for lovely views. The room is decorated in tasteful decor with complimenting flooring and the feature wooden fireplace with marble hearth housing electric fire is the main focal point of this charming room.

To the front, the attractive dining kitchen is fitted with a comprehensive range of base and wall units with co-ordinating work surfaces and splashback tiling. The kitchen incorporates a stainless steel sink and drainer with mixer tap, oven, hob, and chimney style extractor hood and a range of integrated kitchen appliances which are generously included in the sale.



Bedroom



Ensuite



Bedroom

The first bedroom is an attractive and most spacious room, located to the rear of the property and benefiting from a fitted wardrobe with mirrored doors, providing ample hanging and shelf space. The room is further enhanced by a sleek en suite shower room which is part tiled and fitted with a three piece suite comprising shower enclosure, wash hand basin set into vanity unit and a WC.

The second double bedroom again benefits from neutral decor and offers generous storage with a fitted wardrobe with mirror fronted doors and ample hanging rail and shelf space.

The bathroom completes the accommodation and is fitted with a three piece suite comprising WC and wash hand basin set into vanity unit and bath with shower over. The room is partially tiled and has an opaque window.

Early viewing is highly recommended to appreciate the quality of the accommodation and peaceful location on offer.



Bathroom

Accommodation

| | | |
|-----------------|----------------|---------------|
| Lounge | 12'10" x 17'3" | 3.91m x 5.26m |
| Kitchen / Diner | 9'6" x 10'9" | 2.9m x 3.28m |
| Bedroom | 8'4" x 14'4" | 2.54m x 4.37m |
| Bedroom | 9'7" x 14'4" | 2.92m x 4.37m |
| En Suite | 6'1" x 5'2" | 1.85m x 1.58m |
| Bathroom | 6'0" x 6'5" | 1.83m x 1.96m |



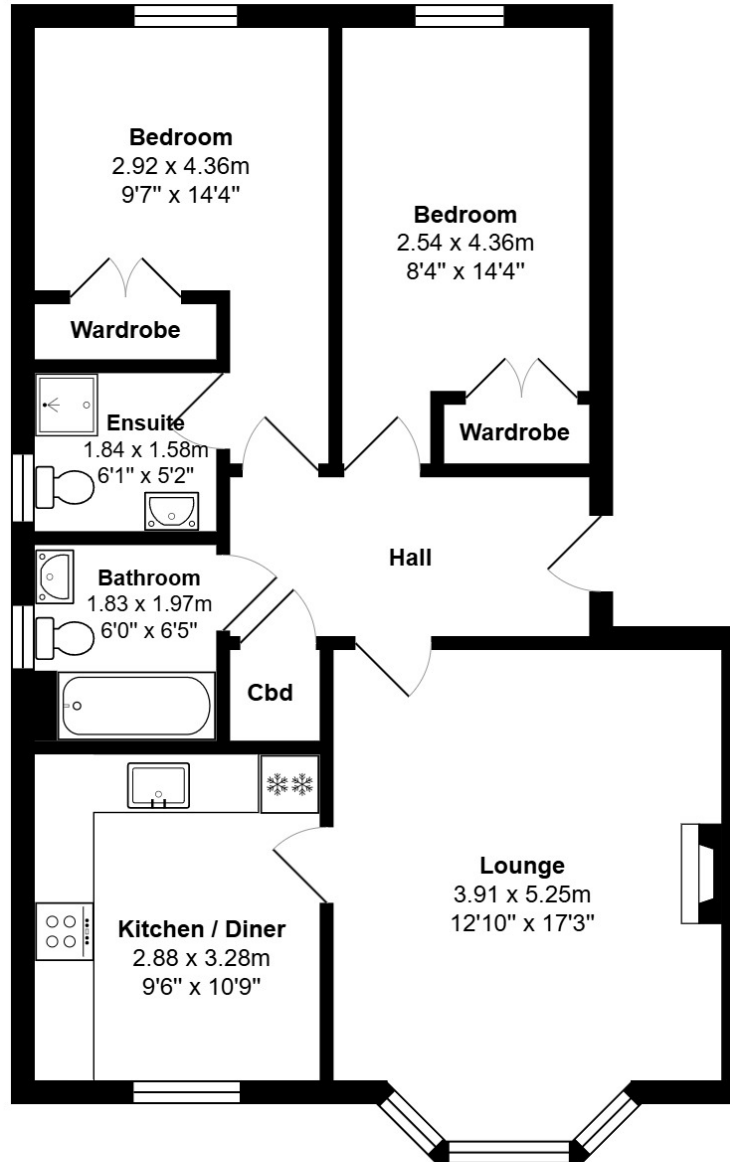
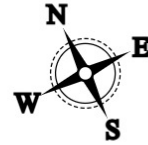
Exterior



Exterior

Floorplan

3 Fairfield Way



Directions

Travelling from Union Street proceed onto Holburn Street, continue to the roundabout at Great Southern Road and take second left onto Fonthill Road. Proceed along Fonthill Road to the first set of traffic lights and turn right onto Whinhill Road, proceeding a short distance along take a left towards the Whinhill Gate development, continue to the very end and this is Fairfield Way.

Location

Fairfield Way is situated within the popular area of Ferryhill, this is an exceptionally quiet development with no through traffic but giving direct access via foot onto Polmuir Road. The area has its own range of local amenities, excellent public transport facilities and is within a short walk of the Duthie Park with its renowned Winter Gardens and children's play areas. The city centre is easily accessible which has a further range of shopping, recreational and leisure facilities.

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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