



137 Ocean Apartments,
Aberdeen, AB24 5RZ

ledingham
chalmers
estate agency



Lounge / Kitchen



Hallway



Bedroom

Stylish third floor apartment offering open plan living, secure parking and a convenient city centre location.

- Immaculate two bedroom third floor apartment
- Bright open plan lounge, dining and kitchen area
- Principal bedroom with ensuite shower room
- Secure video entry system and lift access
- Allocated parking space within gated development
- Walking distance to Aberdeen city centre and beach



Two beds.



Two bathrooms.



One public room.

Situated within the prestigious Ocean Apartments development, we are delighted to offer for sale this immaculately presented two bedroom third floor apartment.

Constructed by Barratt Homes and finished to a high standard throughout, the property offers bright, contemporary accommodation ideally suited to those looking for a property they can move into with ease. The property benefits from gas central heating, lift access, double glazing, a video entry system and an allocated parking space within the secure residents' car park.

Upon entering, a welcoming central hallway provides access to all accommodation and offers excellent storage facilities.

The heart of the home is the impressive open plan lounge, dining and kitchen area. The lounge enjoys excellent levels of natural light from two large picture windows, creating a bright and airy atmosphere throughout the day. There is a double door cupboard in the lounge which has cleverly been converted into a utility space and houses the boiler.

The contemporary kitchen is fitted with an extensive range of high gloss wall and base units, complemented by coordinated work surfaces and glass splashbacks. A range of integrated appliances include a gas hob, electric oven, dishwasher and fridge/freezer. There is ample space for a dining table and chairs.

Returning to the hallway, there are two well proportioned double bedrooms, both benefiting from fitted mirrored wardrobes providing excellent storage. The principal bedroom further benefits from an ensuite shower room fitted with a contemporary white suite and shower enclosure.



Shower Room



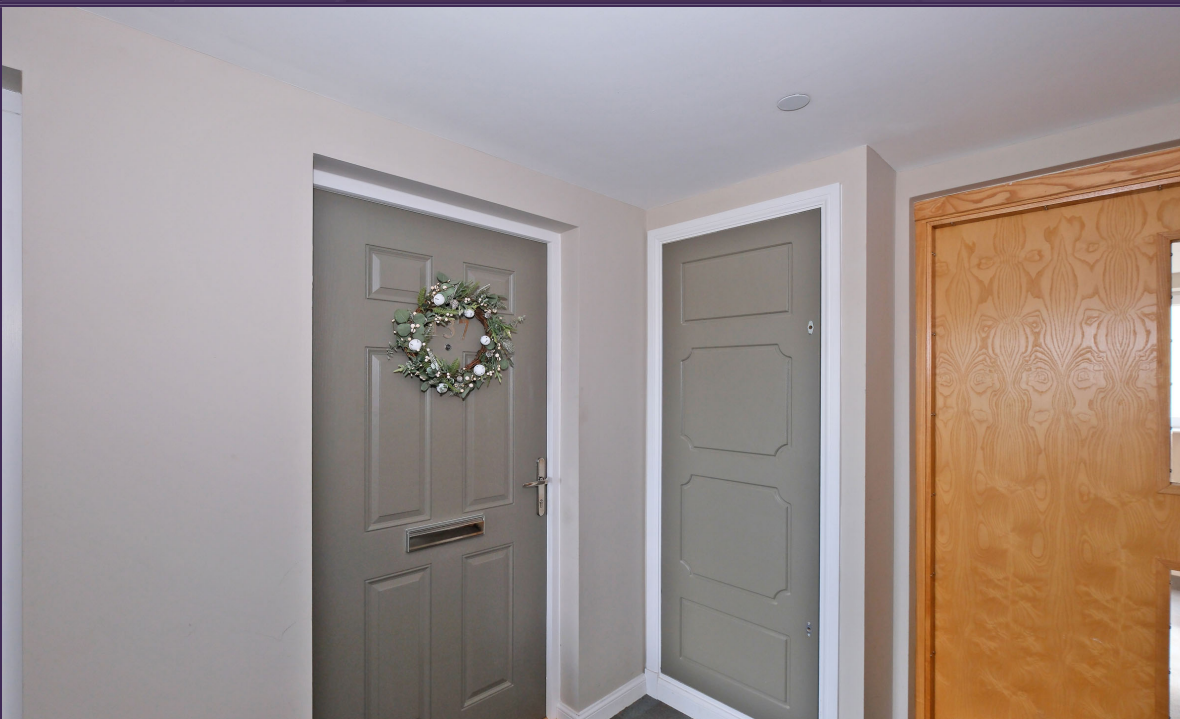
Bedroom



Bathroom

Completing the accommodation, the bathroom is fitted with a modern white suite comprising a bath with thermostatic shower over, wash hand basin and WC, finished with tiling and contemporary fittings.

Externally, the development is protected by an electrically operated security barrier and benefits from landscaped communal grounds. The property enjoys an allocated parking space, while additional visitor parking, communal bicycle storage and bin stores are also available for residents' use.



Communal Hallway

Accommodation

Lounge / Kitchen	17'9" x 23'7"	5.41m x 7.19m
Bedroom	9'4" x 14'4"	2.85m x 4.37m
Bedroom	9'1" x 14'4"	2.77m x 4.37m
En Suite	6'11" x 5'4"	2.11m x 1.63m
Bathroom	6'11" x 6'8"	2.11m x 2.03m
Hallway	22'9" x 5'5"	6.94m x 1.65m



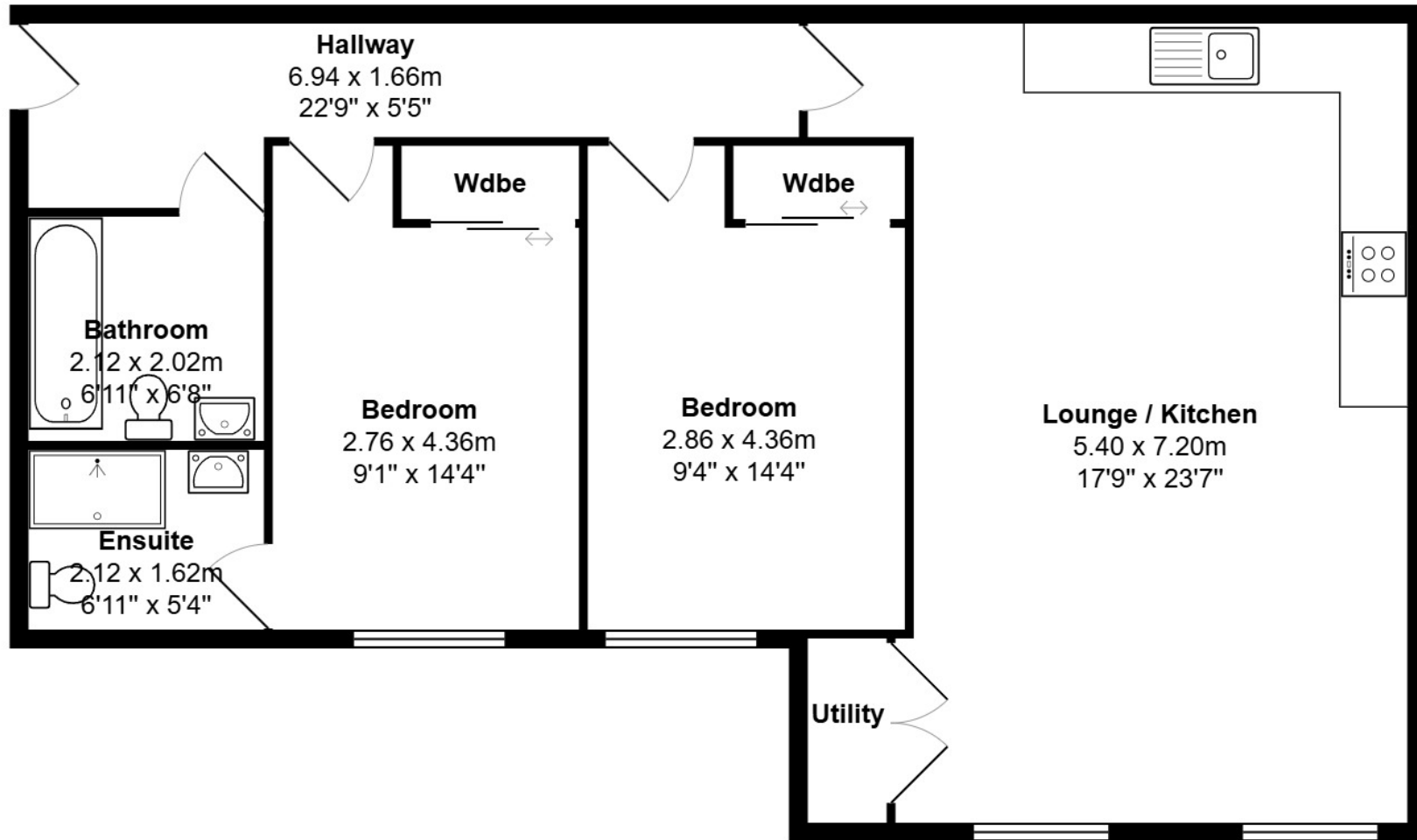
Exterior



Exterior

Floorplan

137 Ocean Apartments



Directions

From the west end of King Street turn on to East North Street and at roundabout turn left on to Park Street, cross Urquhart Road and turn right into the Ocean Development.

Location

The Ocean Development is situated on Park Road which is located in an area well served by the main arterial routes and accordingly most parts of Aberdeen City are readily accessible. The city centre with its pubs, clubs, restaurants and leisure facilities is within relatively easy walking distance and Aberdeen Beach with its sporting and recreational and shopping attractions is also located nearby.

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.