



39 Mastrick Road,
Aberdeen, AB16 5QD

**ledingham
chalmers**
estate agency



Lounge



Kitchen

Well proportioned ground floor flat

- Spacious ground floor flat
- Modern kitchen & bathroom
- 2 double bedrooms
- Ideally located for Foresterhill Health Complex
- Superb buy to let opportunity
- Gas CH & DG



Bedroom One



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this well-proportioned two bedroom ground floor flat has an open outlook to the front, and is situated in an established residential area of the city.

Ideal for the first time buyer or a superb buy to let opportunity, the accommodation comprises a good sized lounge, fully fitted kitchen with appliances, two double bedrooms with built-in double wardrobes and newly fitted modern bathroom, all accessed via a central hallway. Worthy of mention, the property is equipped with full fibre broadband. There are exclusive gardens to the front and rear together with a communal drying green.

The main internal hallway boasts an uPVC front door with opaque glass panelling, built-in cupboard, security entry handset, electric meter cupboard, large full-height mirror and carpeted flooring, while giving access to all accommodation.

Peacefully located to the rear, the lounge is entered by a glass panelled door and features a TV point, coving, venetian blinds and curtains, dimmer switch, carpet and radiator below the large picture window.

Also located to the rear the kitchen is entered by a glass panelled door and fitted with range of beech-effect units with contrasting worktops, stainless steel sink with drainer, new cooker and dishwasher, fridge freezer. All appliances will remain as part of the sale. A sizeable window above the sink gives rear garden views. There is an uPVC door with opaque glass panel giving access to garden. A generous built-in cupboard houses the central heating boiler. The kitchen is completed by ceramic tiled flooring and a radiator.



Bedroom Two



Bathroom



Hallway



Front Garden

The first double bedroom is to the front of the property and benefits from a built-in double wardrobe, coving, window overlooking the exclusive front garden with screen and curtains, carpet and radiator.

The second double bedroom is also to the front of the property and benefits from the same double built-in wardrobes, coving, window to front with screen and curtains, carpet and radiator.

The well presented bathroom has been fitted with a three piece suite comprising kidney-shaped bath, wash hand basin in vanity unit, wc, fitted Mira Vie shower over bath, glass shower screen, fully tiled on walls, ceramic tiled flooring, heated towel rail and opaque glass window.

Outside, there are exclusive gardens to the front and rear along with a shared drying green. There is an exclusive external storage cupboard which is located to the left of property's front door.

Accommodation

Lounge	14'11" x 11'9"	4.55m x 3.58m
Kitchen	9'0" x 11'2"	2.74m x 3.4m
Double Bedroom 1	14'10" x 9'5"	4.52m x 2.87m
Double Bedroom 2	11'8" x 9'6"	3.56m x 2.9m
Bathroom	7'2" x 5'5"	2.18m x 1.65m

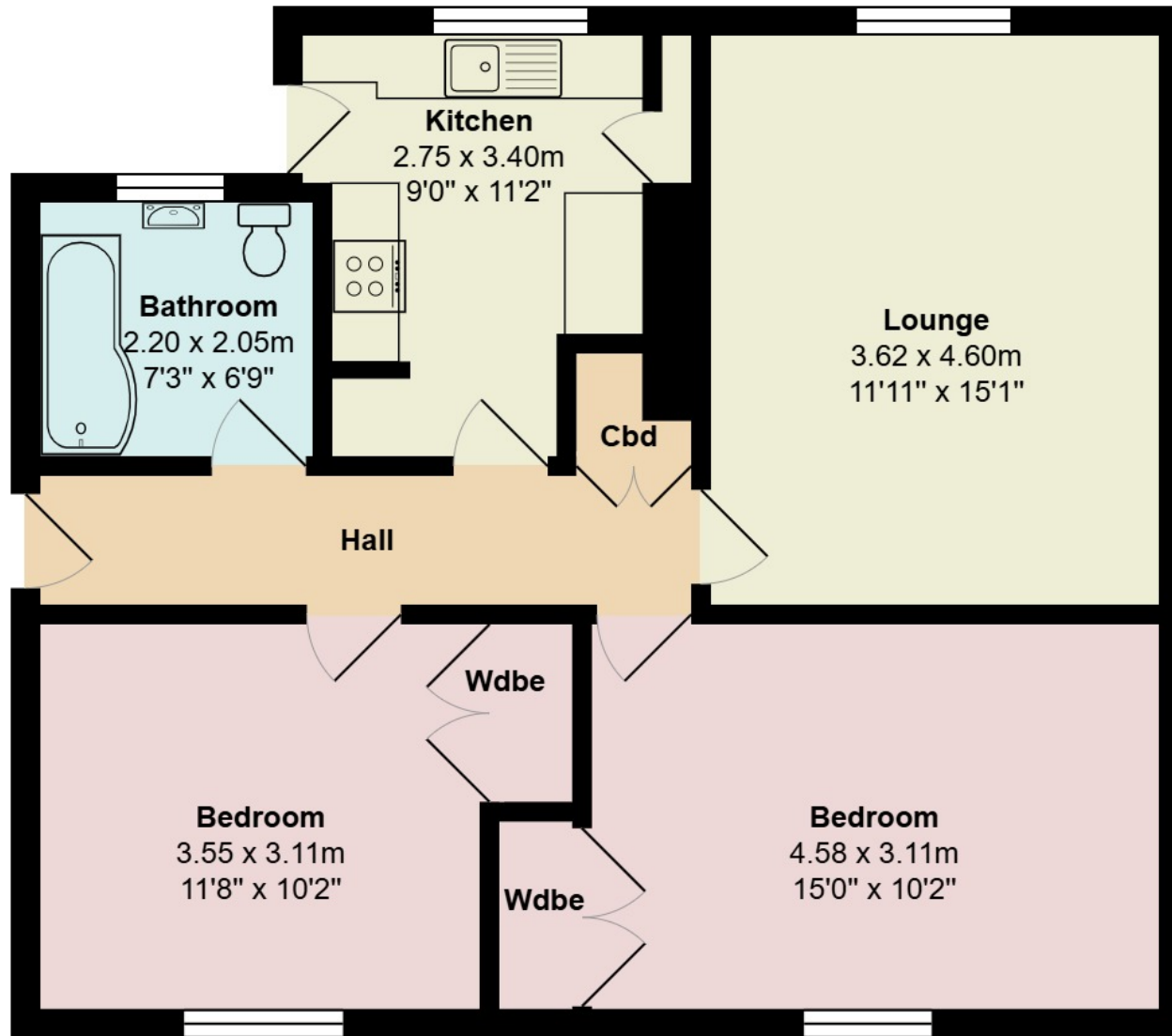


Front Garden



Rear Garden

Floorplan



Directions

Travelling north on Anderson Drive, continue straight ahead at the traffic lights at Langstracht and also Ashgrove Road West. Take the next exit on the left onto Mastrick Road and No.39 is located a short distance along, slightly set back from the road, on the left hand side.

Location

The property enjoys a convenient location with local shops within walking distance and excellent public transport facilities nearby. It is also handy for the city's ring-road providing easy access to most parts of the city and it is also very conveniently located for Foresterhill Hospital.

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

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