



**24 Pinewood Gardens,**  
Aberdeen, AB15 8JY

**ledingham  
chalmers**  
estate agency





Lounge





Dining area



Dining area / Kitchen

## Immaculately presented ground floor flat with private parking

- Built by Dandara, with luxury and quality at the forefront
- Superb Kitchen/lounge/diner on open plan
- Stylish contemporary kitchen with appliances to remain
- Principal bedroom with en suite shower room
- Spacious second bedroom with built-in wardrobes
- Exclusive parking spaces within the residents' car park



**Two** beds.



**Two** bathrooms.



**One** public room.

**We are delighted to offer for sale this immaculate and deceptively spacious ground floor two bedroom flat, which is located within one of Aberdeen's most prestigious new build developments.**

The property enjoys a convenient ground floor position, which provides leafy green views from almost every angle. Further benefits include direct access to an exclusive patio area and shared lawn with mature hedging creating a peaceful and secluded feeling.

The property was built by Dandara and is built to the highest of standards, with Amtio flooring, quality kitchen and striking bathrooms to name only a few of this fine home's features.

Viewers are sure to be impressed with the light and airy feel this property has to offer, with an open plan layout lending well to modern life.

The building is entered via a door located to the side, which is shared with the rest of the residents. The communal hallway is well maintained, clean and boasts shared use of the lift.

Upon entering the property, you are greeted by the spacious and homely hallway. The hallway is the central hub of the home, which gives access to all of the property's accommodation and boasts a large double door storage cupboard.

The striking open plan Kitchen diner and lounge is a superb size, with dual aspect views over the manicured shared lawn providing an idyllic backdrop. The owner has added in sleek electronic blinds, which complement the quality finishes perfectly, while enhancing the feeling of privacy.



Bedroom



Ensuite





Bedroom

This room is large enough for individual areas for both lounge and dining, making this an enviable spot for entertaining and socialising. A glazed door from the lounge leads out to the exclusive patio area.

The kitchen is finished to the highest of standards, with white gloss wall and base unit, stone work surface and Neff appliances.

There are two double bedrooms, both boasting great proportions and quality built-in wardrobes with sliding doors. The principle bedroom is enhanced further by a modern en suite shower room comprising WC, concealed storage unit with part mirrored door, wall mounted hand wash basin and walk-in shower. The family bathroom is set on jack and jill formation with the second bedroom and comprises WC, concealed storage unit with part mirrored door, wall mounted hand wash basin and bath with overhead shower.

The centrally located utility room completes the accommodation and is fitted with a base unit, work surface and space for a washing machine and tumble drier as required.

Outside, the property benefits from an allocated parking space to the rear with a number of visitor spaces available. The flat has access to a shared outbuilding, which is used mainly for the storage of bikes. The outbuilding is fitted with light and is safely secured by a padlock. The garden grounds have been thoughtfully landscaped, with multiple flower beds including mature shrubbery and trees. There are paths leading to the car park and the building's entrance. There are also communal bins which are located in a bin store by the car park. The well maintained communal areas are overseen by an appointed factor, which includes the cleaning of the communal hallway, gardening of the communal areas, window cleaning, lift maintenance and arranging of any necessary works.



Jack and Jill Bathroom

Accommodation

Living Room	11'6" x 17'6"	3.51m x 5.34m
Dining Area	12'0" x 13'11"	3.66m x 4.24m
Kitchen	8'3" x 7'7"	2.52m x 2.31m
Bedroom	13'11" x 12'8"	4.24m x 3.86m
Ensuite	4'8" x 7'1"	1.42m x 2.16m
Bedroom	11'0" x 13'5"	3.35m x 4.09m
Bathroom	6'1" x 8'2"	1.85m x 2.49m
Utility Room	5'5" x 7'7"	1.65m x 2.31m

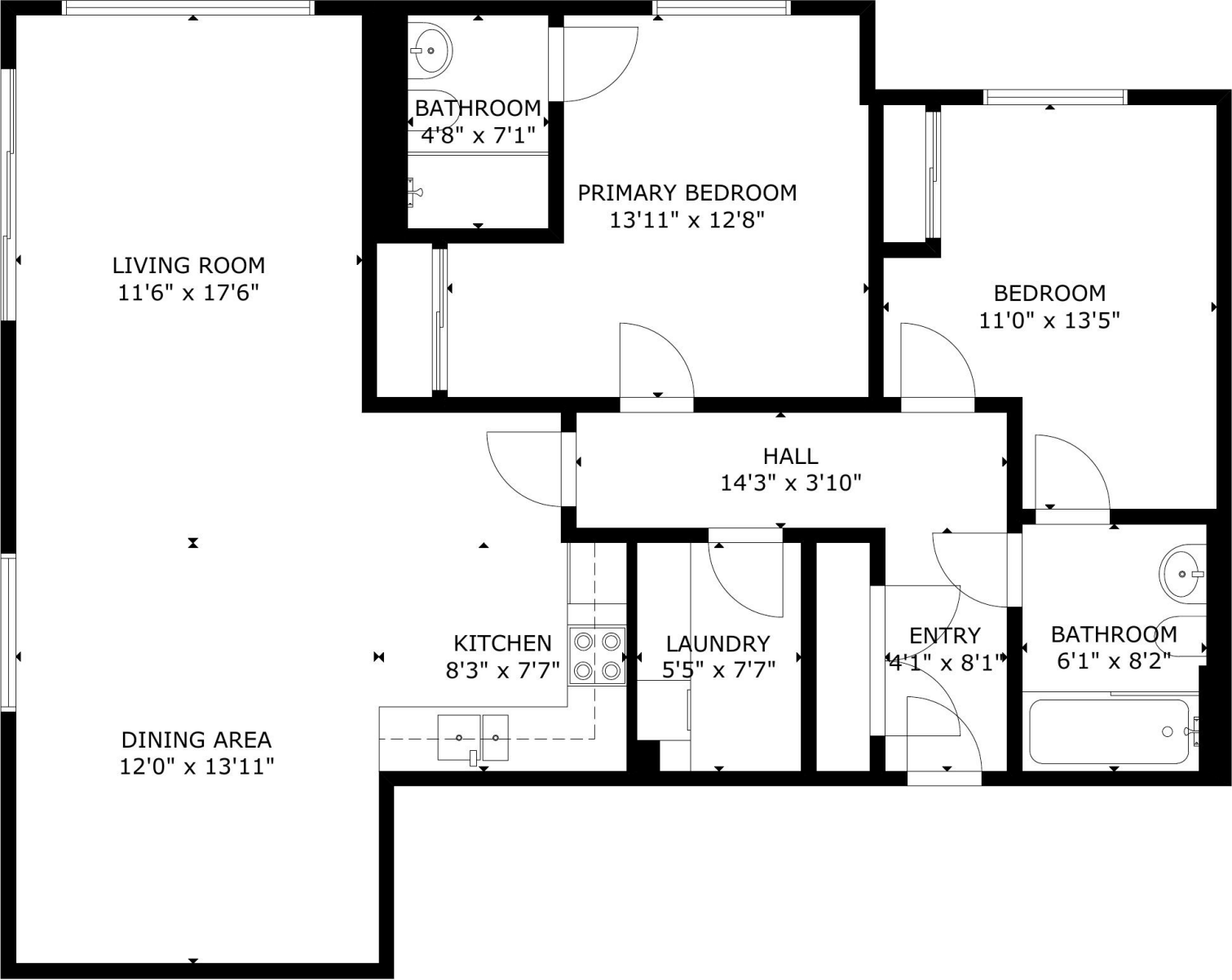


Utility Room



Car Park

Floorplan



GROSS INTERNAL AREA  
TOTAL: 1,033 sq.ft  
GROUND FLOOR: 1,033 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Directions

From the West End of Union Street continue onto Holburn Street then take first right onto Union Grove. Travel straight ahead onto Seafield Road and at the traffic lights continue straight ahead onto Countesswells Road. Take the second exit at the roundabout onto Countesswells Avenue, take the second right onto Pinewood Gardens where the resident's car park is found on the right.

## Location

Pinewood Gardens is perfectly situated in the West End of Aberdeen. There are good public transport links with both Aberdeen centre close by and a short drive takes you to the Aberdeen ring road offering easy commuting both North and South of the city. A short walk takes you to Hazlehead Park, with facilities including golf course, coffee shop and much-loved play park. There are good education facilities and a range of local shops, including Aldi Supermarket, Co-op, pet shop and coffee shop all very close by. Airyhall Library and health centre are also right on your doorstep.

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 appointment telephone 07713742327 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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