



103 Anderson Avenue,
Aberdeen, AB24 4NF

**ledingham
chalmers
estate agency**



Lounge



Lounge



Kitchen

Two bedroom self-contained ground floor flat

- Convenient location close to ARI and Aberdeen University
- Extensive Driveway providing ample off street parking
- Neutral decor and tasteful flooring
- Bright and airy Lounge to front
- Well equipped Kitchen with outlook to rear
- Two well proportioned Double Bedrooms



Two beds.



One bathroom.



One public room.

Within easy reach of Aberdeen University and Aberdeen Royal Infirmary, this superb self-contained two bedroom ground floor flat provides excellent sized accommodation within a well established residential area.

This fantastic property enjoys the benefits of gas central heating and double glazing and is presented in neutral decor throughout with modern finishes. Positioned within a quiet cul-de-sac, the property also enjoys the benefit of a private driveway with parking for two vehicles.

Upon entering the property, you are immediately welcomed into the vestibule which has been laid in tasteful flooring which flows through to the extensive hallway. The lounge has a picture window overlooking the front of the property and is laid with laminate flooring and complimenting crisp white walls. There is ample space for both living and dining furniture and a door provides access to the kitchen. Overlooking the rear of the property, the kitchen is fitted with an excellent range of contemporary base and wall units incorporating contrasting roll front work surfaces and matching splashback. The kitchen hosts a range of both integrated and freestanding appliances, all of which are included as part of the sale.



Bedroom



Bedroom



Bedroom



Bedroom

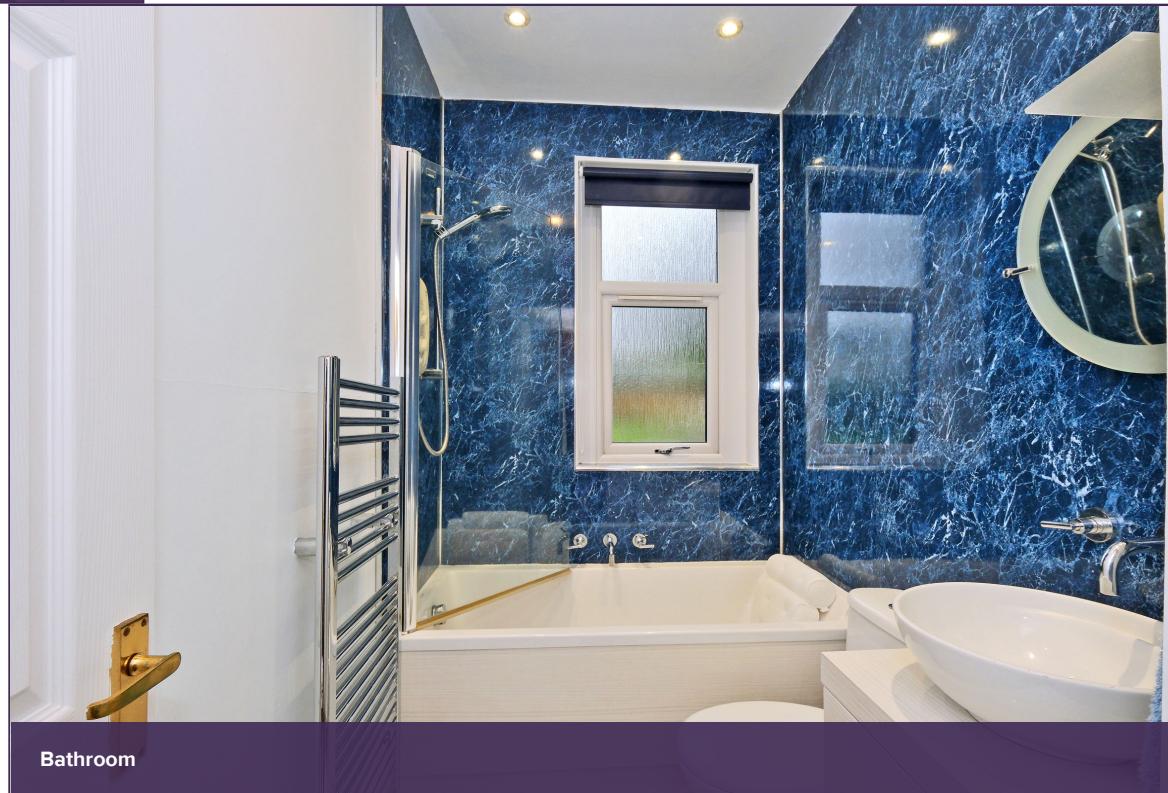
The first bedroom is located to the rear of the property and is a lovely bright and airy room with patio doors leading out to the rear garden. The room is laid with easy kept laminate flooring and neutral decor and offers space for a variety of bedroom furniture. The second bedroom is located to the front of the property and again offers ample space for a range of furniture and boasts a handy fitted cupboard providing additional storage. Completing the accommodation on offer is the bathroom which is fitted with a three piece suite comprising WC, wash hand basin set into modern vanity unit and bath with shower over and aqua panelling surround.

An exclusive driveway to the front of the property offers ample off street parking with further on street parking available for visitors. The exclusive rear garden is mainly laid to lawn and a further shared drying green is also available.

Viewing of this delightful property is essential to fully appreciate the superb size and location of the accommodation on offer.

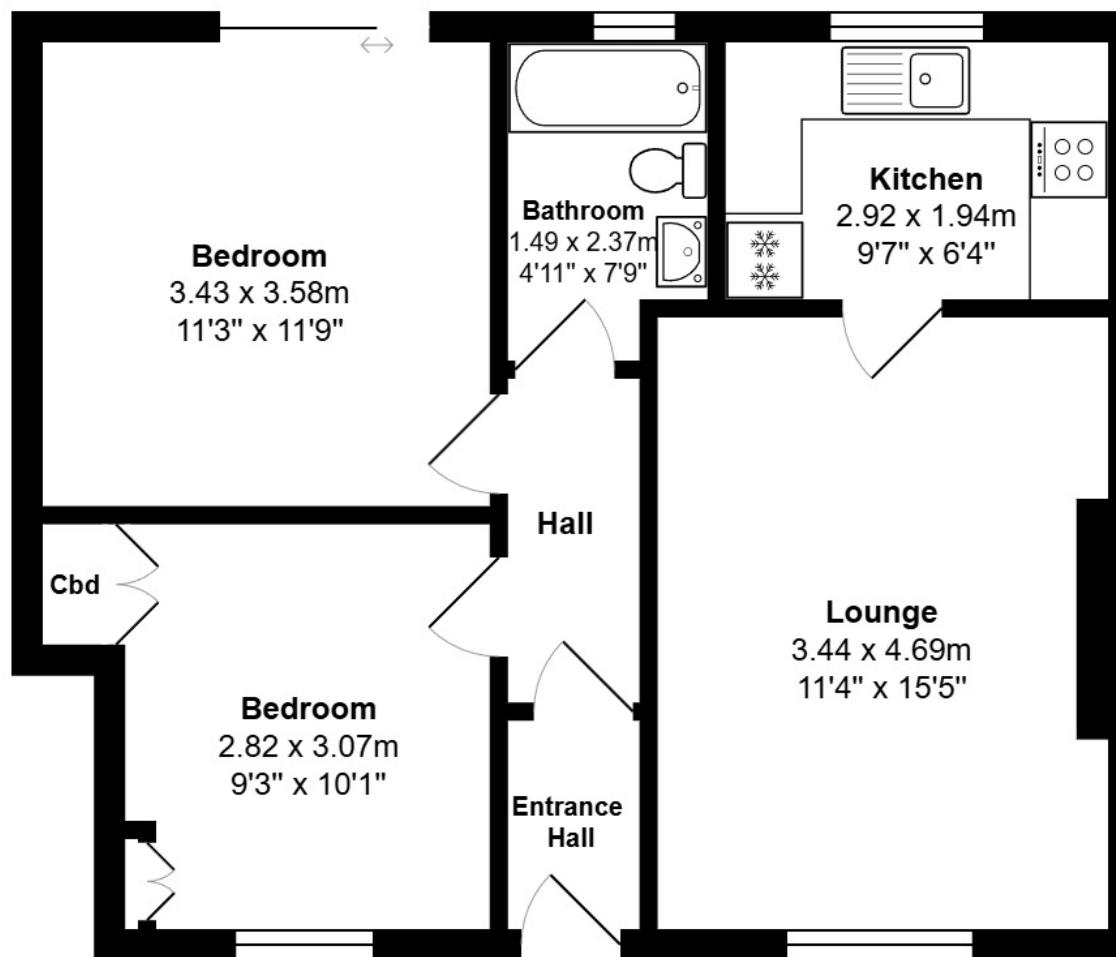
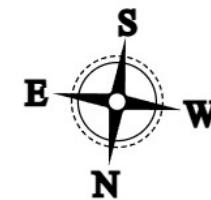
Accommodation

Lounge	11'4" x 15'5"	3.46m x 4.7m
Kitchen	9'7" x 6'4"	2.92m x 1.93m
Bedroom	11'3" x 11'9"	3.43m x 3.58m
Bedroom	9'3" x 10'1"	2.82m x 3.07m
Bathroom	4'11" x 7'9"	1.5m x 2.36m



Floorplan

103 Anderson Avenue



Directions

Heading away from Aberdeen city centre via Westburn Road, turn right at the traffic lights into Westburn Drive and continue to the six roads roundabout. Take the second exit onto Hilton Drive. Anderson Avenue is the fifth turning on the left and the property is located at the end of the cul-de-sac.

Location

Anderson Avenue lies to the north of Aberdeen city centre and has a wealth of local amenities close at hand including the shopping centres with supermarkets at Berryden and Kittybrewster. Well placed for the hospital complex at Foresterhill and Aberdeen University which are both within easy travelling distance, regular public transport to these and many parts of the city are readily available. Aberdeen's beach boulevard with its restaurants, cafes, cinema and coastal walks is also close by. The subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city and Aberdeen Airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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.