



10 Cairnfield Place,
Aberdeen, AB15 5NA

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chalmers**
estate agency



Lounge



Lounge

Well-presented, two bedroom self-contained ground floor flat

- Desirable West End location
- Spacious accommodation spread over the ground floor
- Bright Lounge with coal effect, living flame fireplace
- Fully-fitted Dining Kitchen
- Two double Bedrooms, one with Ensuite
- Garden to the rear



Kitchen/Diner



Two beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this charming self-contained two bedroom ground floor flat, ideally positioned in Aberdeen's popular West End.

Presented in good decorative order throughout, the home benefits from the modern comforts of gas central heating and double glazing which are complemented by beautiful traditional features, including cornicing a striking cast iron coal effect living flame fireplace.

Viewers are firstly greeted into the welcoming entrance vestibule, which leads through to the hallway. This central corridor provides access to all accommodation.

The elegant lounge is located to the front of the property, this spacious room has been decorated in neutral tones and features a beautiful coal effect living flame fireplace. The large bay window allows plenty of natural light, while traditional details such as ceiling cornicing and high skirting boards enhance the room's charm.

The dining kitchen is fitted with an extensive range of wall and base units with integrated hob and oven, co-ordinating work surfaces and tiled splashback. There is ample space for a sizeable dining table.

Peacefully located to the rear of the property is the first double bedroom which has been decorated in calming neutral tones with a built in double door wardrobe and large window to the rear allowing a good ingress of natural light and pleasant garden views. A fantastic feature of this spacious bedroom is the ensuite comprising wc, wash hand basin vanity unit and shower enclosure.



Bedroom



Ensuite



Bedroom

The second bedroom is located to the front of the property, this is also a sizeable double with ample space for a variety of free standing furniture.

Completing the internal accommodation is the bathroom comprising bath, wc and wash hand basin.

To the rear there is a well kept garden with exclusive and shared areas, with lawn and stone chip areas this is the perfect spot to relax and unwind. The front garden is exclusive to this property.

There is an exclusive coal shed and access to a second shared shed. Parking is available on the street with a permit.



Bathroom

Accommodation

Lounge	16'9" x 14'3"	5.11m x 4.34m
Kitchen/Diner	10'7" x 10'6"	3.23m x 3.2m
Bedroom	16'4" x 10'8"	4.98m x 3.25m
Ensuite	7'5" x 5'2"	2.26m x 1.58m
Bedroom	13'9" x 11'9"	4.19m x 3.58m
Bathroom	14'4" x 4'7"	4.37m x 1.4m



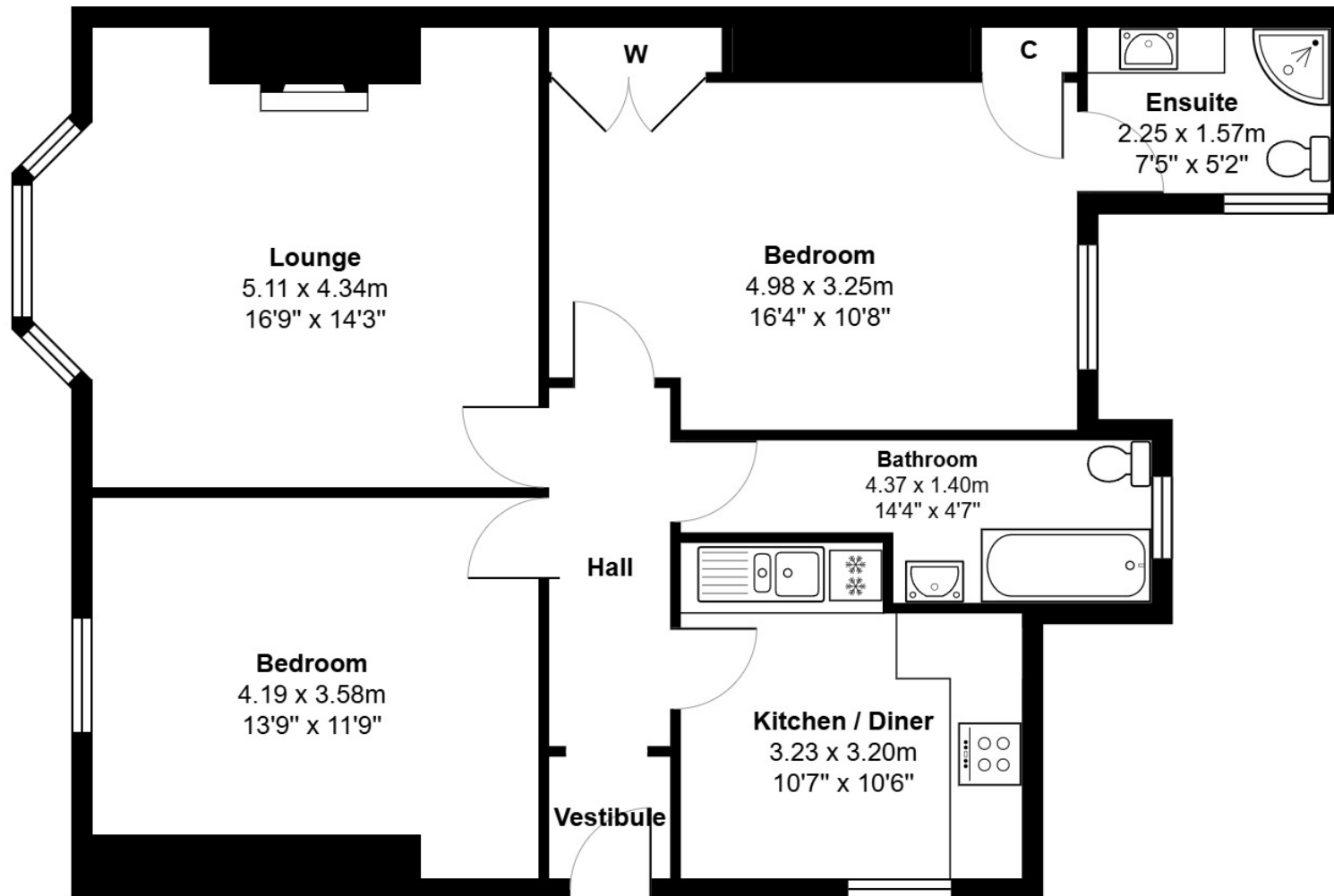
Garden



Exclusive Front Garden

Floorplan

10 Cairnfield Place



Directions

From the west end of Union Street, take the last turning on the right onto Rose Street and continue to the traffic lights to proceed ahead onto Esslemont Avenue. Continue to the end, turning left at the traffic lights onto Rosemount Place. After the next set of traffic lights, turn sharp right onto Mid Stocket Road, and Cairnfield Place is the third street on the right.

Location

Cairnfield Place is a quiet, tree-lined street, located off Mid Stocket Road, enjoying a prime West End location within easy walking distance of the University Medical School and a wide range of amenities in the bustling Rosemount area of the City, as well as the City Centre. These include a variety of artisan shops, cafes, wine bars, the picturesque open spaces at Westburn and Victoria parks, and also the hospital complexes at Cornhill and Foresterhill (Aberdeen Royal Infirmary). Local schools include Mile End Primary and Aberdeen Grammar School. Public transport links are also readily available, as well as the property being in close proximity to Aberdeen's main arterial route which facilitates easy access to most other areas of the City and surrounding suburbs.

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 07876657809 or by arrangement with Ledingham Chalmers on 01224 632500

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