



10 Ruthrieston Court,
Aberdeen, AB10 7QF

ledingham
chalmers
estate agency



Lounge



Kitchen Diner

10 Ruthrieston Court, Aberdeen, AB10 7QF

Two bedroom ground floor apartment

- Spacious apartment on ground floor level
- Allocated Residents Parking to front
- Scenic walks directly on the doorstep
- Two well proportioned Double Bedrooms with storage
- Two Bathrooms
- Bright and airy Lounge and Kitchen Diner



Two beds.



Two bathrooms.



One public room.

We are pleased to offer for sale this spacious two bedroom ground floor apartment, located within a contemporary development conveniently close to the City Centre.

Situated in a superb area, the development is located across from the picturesque banks of the River Dee and a short walk to Duthie Park. The property is also conveniently located near the excellent retail facilities at Bridge of Dee and Robert Gordons University. Offering spacious accommodation throughout, the property benefits from a secure entry system, designated parking, gas central heating and double glazing.

Internal accommodation comprises of an entrance hall which leads through to the bright and airy lounge which enjoys a front facing aspect, neutral decor and feature fireplace. The kitchen is located off the lounge and is well equipped with a range of wall and base units, co-ordinating work surfaces, kitchen appliances and ample dining space. The two double bedrooms are both generous in size, one of which benefits from a handy en suite shower room and both rooms boast excellent storage from the built-in wardrobes. Completing the accommodation is the centrally located bathroom which is fitted with a three-piece suite incorporating shower over the bath.

The communal areas are all well kept and maintained under a factoring agreement.

An ideal purchase for first time buyers, couples and buy to let investors - early viewing is highly recommended.



Bedroom

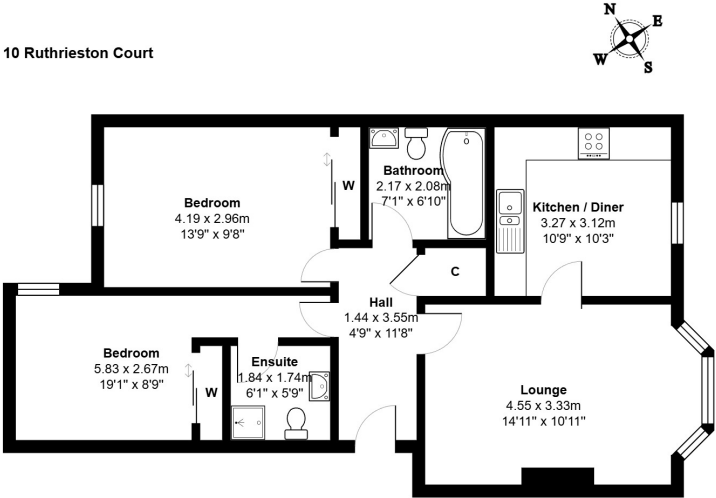


Bedroom

Accommodation and plans

Lounge	14'11" x 10'11"	4.55m x 3.33m
Kitchen / Diner	10'9" x 10'3"	3.28m x 3.12m
Bedroom	19'1" x 8'9"	5.82m x 2.67m
En Suite	6'1" x 5'9"	1.85m x 1.75m
Bedroom	13'9" x 9'8"	4.19m x 2.95m
Bathroom	7'1" x 6'10"	2.16m x 2.08m

10 Ruthrieston Court



Directions

Travelling from Union Street proceed onto Holburn Street, at the first roundabout exit onto Great Southern Road continuing to the right after the next small roundabout and at the next roundabout at the Duthie Park turn right onto Riverside Drive. Ruthrieston Court is situated a good distance along on the right hand side.

Location

Ruthrieston Court is situated in Riverside Drive and accordingly most parts of Aberdeen City are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which can be accessed nearby. The area is well served by local shops including an Asda and Sainsbury Superstore at nearby Bridge of Dee, by public transport facilities and the location is also extremely convenient for the various oil related offices on the south side of Aberdeen. The Duthie Park with its many attractions including the Winter Gardens is located nearby within easy walking distance and there is also the opportunity to enjoy lovely walks along the banks of the River Dee.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500

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.