



205 Headland Court
Garthdee Aberdeen AB10 7HZ

**ledingham
chalmers**
estate agency



Lounge



Kitchen

205 Headland Court Garthdee Aberdeen AB10 7HZ

Well presented top floor flat, with parking

- Freshly decorated throughout
- All furniture and appliances included
- Spacious lounge with kitchen access
- Two generous double bedrooms
- Ample residents' and visitor parking
- Ideal first-time buy or buy-to-let investment



Two beds.



One bathroom.



One public room.

Situated in the popular purpose built Headland Court development, which is within close proximity to Robert Gordon University, we are delighted to offer for sale this top floor two bedroom apartment.

The property is presented in good order throughout, with owners having freshly decorated each room, making it a perfect buy to let investment or first time purchase. The property is being offered for sale with all contents included, making this an excellent opportunity to move into the property with ease.

Upon entering the property you are greeted by a spacious hallway, which allows access to a large built-in cupboard, exclusive loft space and all of the property's accommodation.

The lounge has a view to the front of the building, with two windows filling the room with ample natural light. The room is large enough for both living and dining furniture, creating an enviable entertaining space. The lounge provides access to the fully fitted kitchen with a range of appliances such as the fridge/freezer, washing machine, oven with electric hob and extractor fan to be included within the sale.

There are two well sized double bedrooms with both providing fitted storage space via sliding doors. The centrally located bathroom comprises bath with electric shower, wash hand basin and wc.

Outside, there are well maintained communal garden grounds and a large residents' car park with ample space for visitors. An appointed factor is in place, with a monthly fee being payable. The communal hallway is entered via a secure door entry system and also maintained by the factor. Viewers will be pleased to know that the property is within close proximity to the Robert Gordon University campus along side the Altens and Westhill business parks.



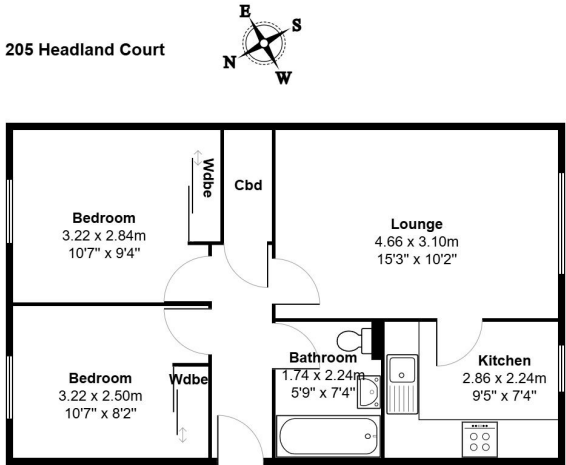
Bedroom



Bedroom

Accommodation and plans

Lounge	15'3" x 10'2"	4.65m x 3.1m
Kitchen	9'5" x 7'4"	2.87m x 2.24m
Bedroom	10'7" x 9'4"	3.23m x 2.85m
Bedroom	10'7" x 8'2"	3.23m x 2.49m
Bathroom	5'9" x 7'4"	1.75m x 2.24m



Directions

Travelling from Union Street, proceed onto Holburn Street, continue to the very end and at the Bridge of Dee roundabout proceed to your right onto South Anderson Drive. Headland Court is situated on the left hand side.

Location

Headland Court is situated off South Anderson Drive which is the main Aberdeen ring road providing easy commuting to both north and south of the city. There is an excellent range of quality retail units at Bridge of Dee including two prominent supermarkets. The area is also ideally placed for those working at the office and industrial complexes that are situated at Altens and Tullos. There are good public transport facilities and the development is ideally placed for Robert Gordon University.

Arrange a viewing

Viewing By appointment telephone 07709 703630 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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52-54 Rose Street, Aberdeen
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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.