



24 Ivory Court,
Aberdeen, AB25 3TD

ledingham
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estate agency



Lounge



Dining Kitchen



Dining Kitchen

Stylish top floor flat with parking

- Well presented one bedroom top floor flat
- Spacious and bright lounge with three Velux windows
- Well appointed dining kitchen with appliances included
- Good sized double bedroom with built-in storage
- Gas central heating, double glazing and security entry
- Allocated parking with additional visitor spaces



One bed.



One bathroom.



One public room.

Situated within a quiet and well-maintained development in the heart of the city centre, we are delighted to offer for sale this well presented one bedroom top floor flat.

The property offers comfortable and well-proportioned accommodation and is ideally suited to a first-time buyer, professional individual or buy-to-let investor.

Presented in good order throughout, the property benefits from gas central heating, double glazing, a security entry system and an appointed factor, while allocated and visitor parking further enhance its appeal.

Entry is gained via a welcoming entrance hallway, which provides access to all of the accommodation and benefits from a useful storage cupboard, together with a loft hatch.

The spacious lounge is a particularly bright and appealing room, with three Velux windows allowing an abundance of natural light to flood the space. The generous proportions provide ample room for a range of furniture, creating a comfortable and versatile living space.

The dining kitchen is well appointed and offers a good range of wall and base storage units with wood effect doors and granite effect work surfaces. Integrated appliances include a gas hob, electric oven and extractor hood, while a washing machine and fridge freezer are also included. There is ample space for a dining table and chairs, with the room further benefiting from a Velux window and practical vinyl flooring.



Bedroom



Bedroom



Shower room

The double bedroom is well proportioned and benefits from a Velux window, together with a built-in cupboard providing useful hanging and shelving space. There is ample room for a range of free-standing bedroom furniture.

Completing the accommodation is the shower room, fitted with a three-piece white suite comprising WC, wash hand basin and shower cubicle. The room is tiled to dado height and further benefits from a heated towel rail, shaver point and extractor fan.

Externally, the development provides allocated parking together with additional visitor parking. An appointed factor maintains the communal areas, with a monthly fee being payable.



Hallway

Accommodation

Living room	15'0" x 10'11"	4.57m x 3.33m
Dining Kitchen	14'7" x 12'6"	4.45m x 3.81m
Bedroom	11'6" x 9'6"	3.51m x 2.9m
Shower room	5'8" x 9'11"	1.73m x 3.02m



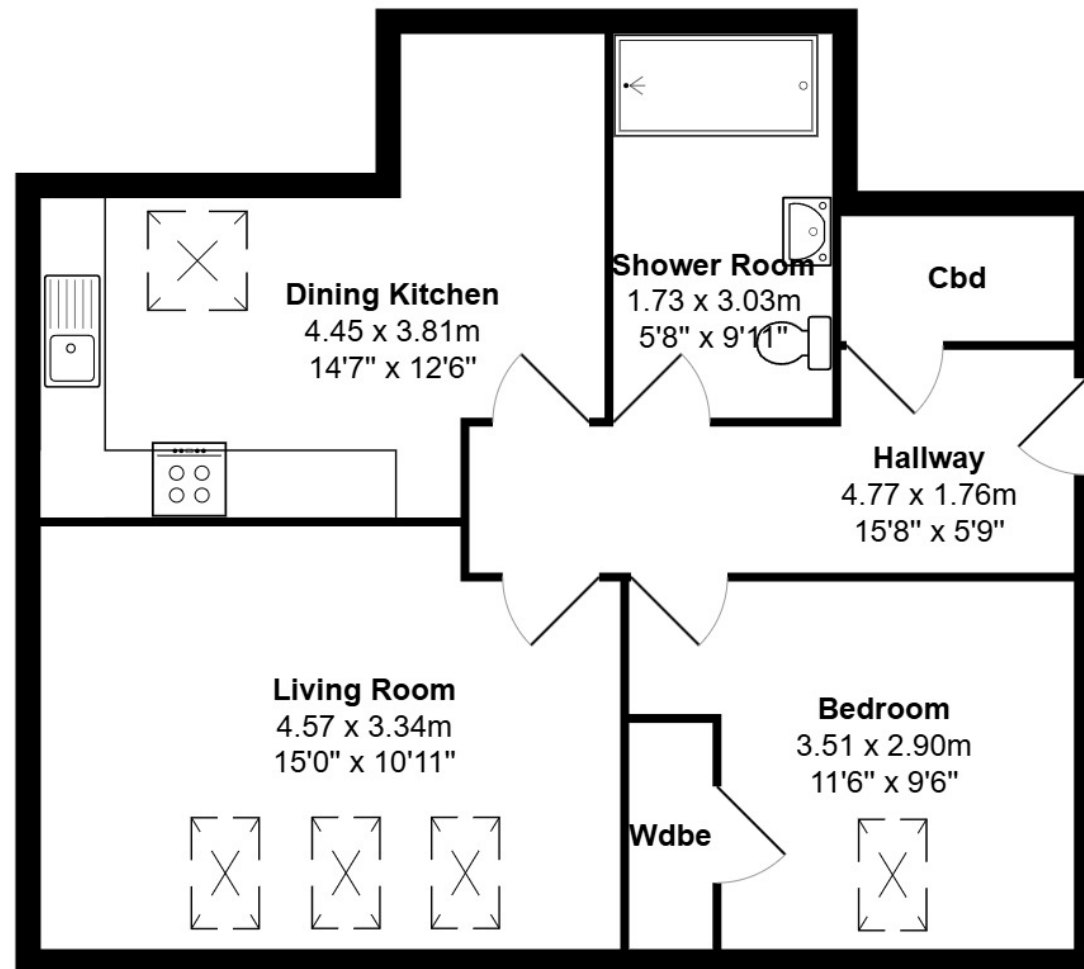
Exterior



Rear car park

Floorplan

24 Ivory Court



Directions

Travelling in a northerly direction along George Street, at the Hutcheon Street lights turn right into Hutcheon Street and after the next set of lights turn first left into the development.

Location

Ivory Court is situated just off Hutcheon Street, within a popular and thriving area just on the edge of the City Centre. This location lies a short and pleasant stroll to the north of Union Street. One is almost spoilt for choice with any number of City Centre amenities around and at hand within walking distance. These include supermarkets large and small, the Berryden and Kittybrewster Retail Parks, the Bon Accord and St Nicholas shopping malls, restaurants, cafes, theatres, cinemas and other nightlife. Other recreational facilities including Aberdeen Sports Village and swimming pool, Seaton Park, and the Donmouth Local Nature Reserve are also not far distant.

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.