



2 Whitehorse Pend,
Balmedie, Aberdeen, AB23 8AD

ledingham
chalmers
estate agency



Lounge



Kitchen

**2 Whitehorse Pend,
Balmedie, Aberdeen, AB23 8AD**

Two bedroom ground floor apartment

- Spacious accommodation all on one level
- Within close proximity to local amenities
- Move in ready with fresh neutral decor
- Two generous Double Bedrooms, one with En Suite
- Bright and airy Lounge with front facing aspect
- Residents Car Park with allocated parking space



Two beds.



Two bathrooms.



One public room.

We are pleased to offer for sale, this immaculate two bedroom self contained ground floor apartment with exclusive parking and well maintained mutual gardens.

Situated in a quiet residential area within the charming coastal village of Balmedie, it is well placed for those commuting to the airport and industrial estates of Dyce, as well as being a short drive from the Bridge of Don and Aberdeen. Economical and easy to run, it enjoys the benefits of full double glazing and gas central heating and is tastefully presented throughout in a modern theme.

Upon entering, a welcoming, spacious hall leads to the well appointed lounge which enjoys an outlook to the front with large windows allowing ample natural light to flood the space.

The striking, fully fitted kitchen is equipped with a range of base and wall units with co-ordinating work surfaces, tiled splashback behind and downlighters.

There are two double bedrooms, both boasting built-in wardrobes providing excellent storage and one of the rooms benefiting from an en-suite shower room.

The centrally located main bathroom completes the accommodation and is fitted with a shower over the bath, WC and wash hand basin.

A large courtyard at the front offers exclusive and visitor parking, and to the rear are additional visitors' parking and well kept, mutual grounds for which a factoring fee is payable for the upkeep. This is a splendid opportunity to acquire a most desirable property and viewing is essential to fully appreciate what is on offer.



Bedroom



Bedroom

Accommodation and plans

Lounge	13'4" x 13'3"	4.07m x 4.04m
Kitchen	9'6" x 8'3"	2.9m x 2.52m
Bedroom	12'4" x 9'6"	3.76m x 2.9m
En Suite	8'6" x 3'8"	2.59m x 1.12m
Bedroom	9'6" x 13'9"	2.9m x 4.19m
Bathroom	8'6" x 5'9"	2.59m x 1.75m

Directions

From Aberdeen, proceed north along the A90 Aberdeen/Ellon dual carriageway and continue until reaching Balmedie, turning right into the village and continue along, turning left onto North Beach Road and then second right onto Whitehorse Pend. The property is located on the left hand side of the road.

Location

Balmedie is renowned for its scenic beach and Country Park and is situated approximately 9 miles from the city centre. Well served by local amenities including nursery, primary education, leisure centre, shops and Post Office. Easy access is available to Aberdeen City, including the Bridge of Don Park and Ride, Aberdeen Airport and the various oil related offices at both Bridge of Don and Dyce.

Arrange a viewing

Viewing By appointment telephone 07766 050457 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500
enquiries@ledinghamchalmers.com

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.

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