



12 Craighton Court,
Aberdeen, AB15 7PF

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Kitchen

Immaculately presented, two bedroom ground floor flat

- Immaculately presented in true move in condition
- Within close proximity to local shops and amenities
- Bright and spacious Lounge
- Contemporary Kitchen
- Two well-proportioned Bedrooms with storage
- Private parking to the rear



Two beds.



One bathroom.



One public room.

We are most delighted to offer for sale, this impressive and exceptionally spacious two bedroom ground floor flat. This immaculate property is situated in a sought after west end location of Aberdeen with the added benefit of private parking.

The property offers fantastically proportioned accommodation throughout and is presented in true 'move in' condition, allowing any discerning buyer to occupy the property with the utmost of convenience.

Entrance to the property is via the welcoming hallway which provides access to all accommodation and features an excellent storage cupboard.

Viewers will surely be impressed with the stunning, expansive lounge, with elegant proportions and a large window that overlooks the front, flooding the room with natural light. The room has been decorated in neutral tones complimented by a feature wall and carpeted flooring. The media wall will be available by separate negotiation .

Located directly off the lounge the modern kitchen has been fitted with a good range of white gloss base and wall units with complimenting work tops and tiled splash back. Integrated appliances include oven, gas hob, dishwasher and washing machine all of which will be included within the sale. The free standing fridge freezer will be available by separate negotiation.



Bedroom



Bedroom



Bedroom

The bright principal bedroom is a sizeable double featuring a large window to the rear, carpet flooring and a double fitted wardrobe with mirrored doors providing ample storage options.

The second well-proportioned double is also located to the rear and is decorated in calming neutral tones. This bedroom also features carpeted flooring and a built in double wardrobe with mirrored sliding doors.

Completing the accommodation is the shower room comprising fully enclosed shower cubicle, WC and wash hand basin.

To the rear there is a private residents car park with an exclusive parking space to this property.

This would be an excellent opportunity for a professional person or couple looking for a two bedroom home in a sought after area of town. Early viewing is highly recommended.



Bedroom

Accommodation

Lounge	14'1" x 15'11"	4.29m x 4.85m
Kitchen	9'1" x 12'2"	2.77m x 3.71m
Shower room	6'4" x 7'8"	1.93m x 2.34m
Bedroom	8'8" x 15'2"	2.64m x 4.62m
Bedroom	9'9" x 15'2"	2.97m x 4.62m



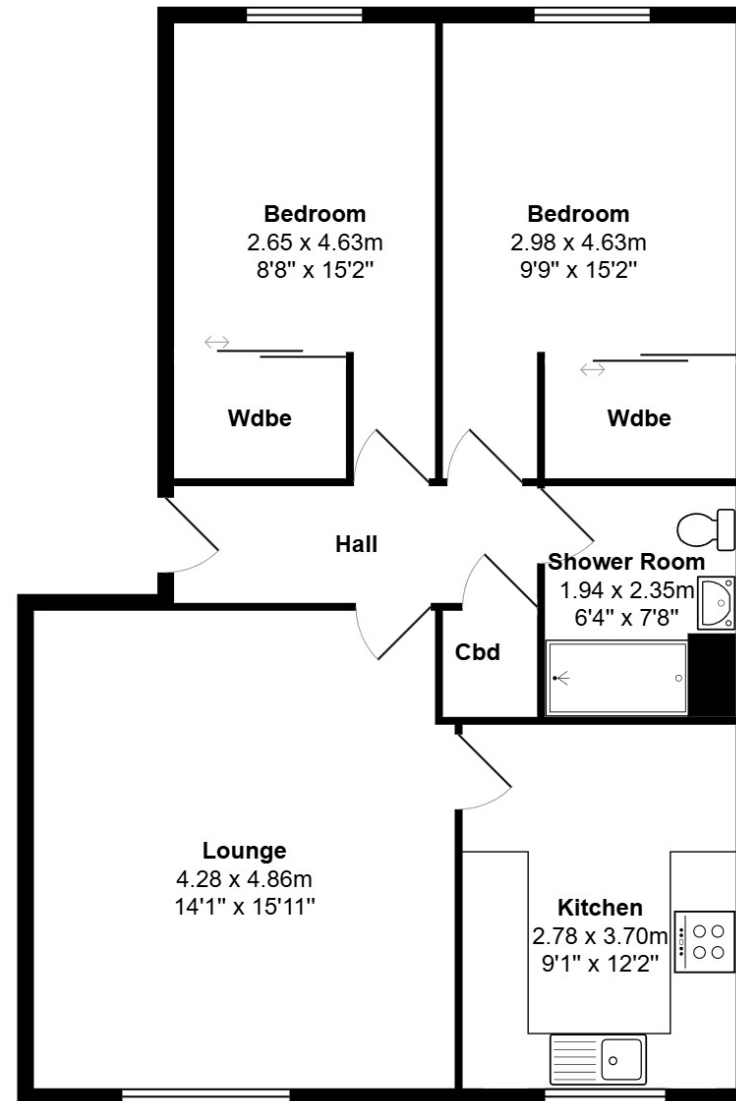
Shower Room



Parking

Floorplan

12 Craigton Court



Directions

From the west end of Union Street turn left on to Holburn Street. At the traffic lights turn right on to Great Western Road and continue straight ahead for some distance passing the shopping area. Then turn right onto Craigton Road and Craigton Court is on the left hand side.

Location

Craigton Court is located in an area well served by local shops at both Mannofield and Seafield, is within the catchment area of excellent Primary and Secondary Schools and the area is also well served by public transport facilities. With the Aberdeen Ring Road and some of the other arterial route located nearby, most parts of the City area readily accessible. In addition, a wide range of sporting and recreational attractions are available in the area of nearby Hazlehead Park, with golf course and other leisure facilities and there is also the opportunity to enjoy hill and forest walks.

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 **07891443932** or by arrangement with Ledingham Chalmers on 01224 632500

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