



28D Oscar Court Balnagask Road
Aberdeen AB11 8HR

Offers over **£85,000**

**ledingham
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estate agency



Lounge



Kitchen



Kitchen

Deceptively spacious two bedroom flat with off street parking

- First floor aspect
- Large lounge with ample space for furniture
- Shaker style kitchen with space for dining
- Two double bedrooms both with fitted wardrobes
- Peaceful setting with far reaching city views
- Use of the communal car park to the rear



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this spacious first floor two bedroom flat, located within a purpose built development with off street parking.

The property benefits from having double glazing, modern electric heating and a security entry system into the communal hallway which is well maintained by a factoring agreement with Grampian Housing. It is worth noting this communal area is shared with only three other flats.

Upon entering the property viewers are greeted by the internal hallway which boasts a built-in cupboard housing the hot water tank, meter cupboard, security entry wall mounted phone and carpet.

The rear aspect lounge is a superb size for relaxing and socialising, with large windows filling the room with ample light and city views. The bright and sunny aspect is enhanced further by a feature wall with ornate wallpapering.

The kitchen is accessed from the lounge and comprises of cream shaker style base units, wood effect work surface and tiled splashback. Integrated appliances include oven and ceramic hob, which are both included as part of the sale. The room is large enough for an area for dining, with diners being able to enjoy the striking city views.

There are two double bedrooms, which are both of generous proportions with mirrored built-in wardrobes. Each room has a front aspect over the courtyard area between the two blocks, which feels incredibly peaceful.



Bedroom one



Bedroom one



Bedroom two



Bedroom two

The bathroom completes the accommodation and is fitted with a white three piece suite comprising bath with shower overhead, w.c. and wash hand basin. The room is completed by aqua panelling to walls by the sink, tiling above the bath and laminate flooring.

Outside, the property also enjoys the benefits of residential parking which is available in the well maintained car park at the rear. The garden grounds are well maintained with areas of mature hedging and flowers bordering the pathways and car park. The property does come with an exclusive hip height store with wooden gate, located down the right hand side between the two blocks.

Accommodation

Living room	14'3" x 13'5"	4.34m x 4.09m
Kitchen	10'1" x 10'5"	3.07m x 3.18m
Bedroom	10'1" x 13'5"	3.07m x 4.09m
Bedroom	10'1" x 13'5"	3.07m x 4.09m
Bathroom	5'7" x 6'2"	1.7m x 1.88m



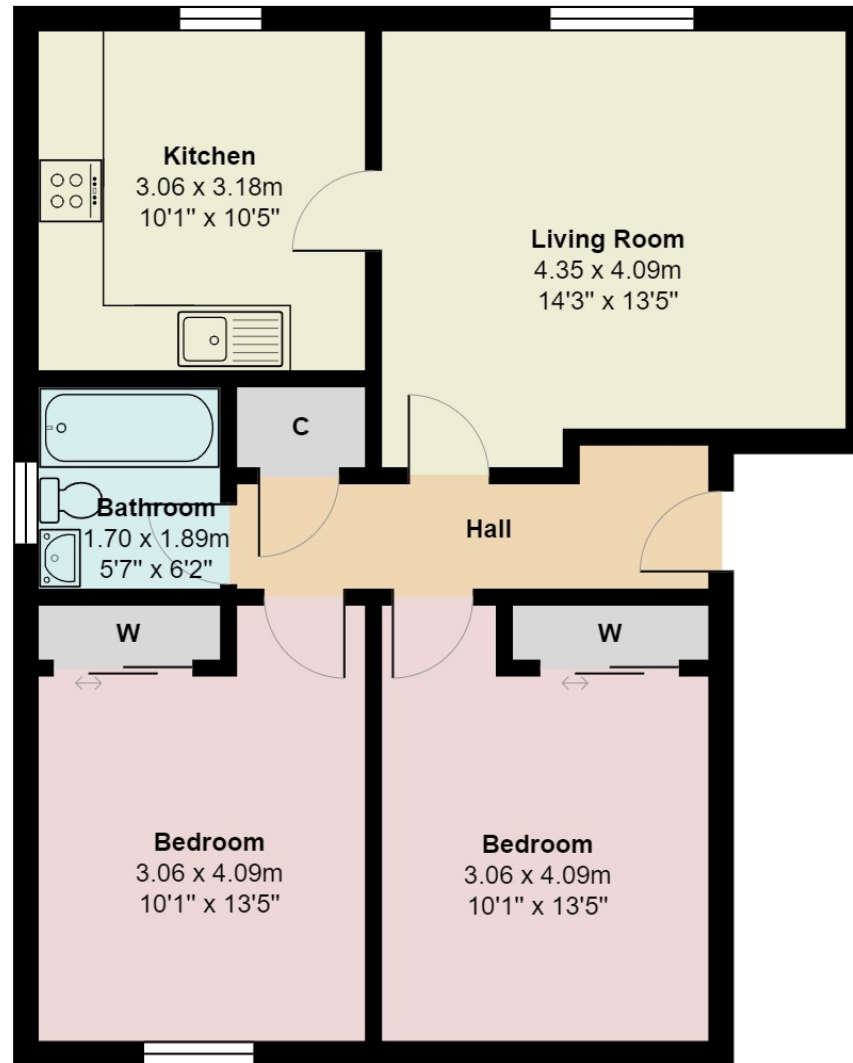
Bathroom



Rear communal car park

Floorplan

28D Oscar Court, Balnagask Road



Directions

Travelling south on Wellington Road in the direction of Altens, turn left into Balnagask Road. The property is located ahead on the right hand side.

Location

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. There is a choice of Primary Schools and Secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and an excellent golf course. The city centre is within easy commuting distance and public transport is available close by.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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