



29 Cornhill Gardens,
Aberdeen, AB16 5YH

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**29 Cornhill Gardens,
Aberdeen, AB16 5YH**

Two bedroom, top floor flat

- Within close proximity to local shops and amenities
- Just a short distance from Aberdeen City Centre
- Spacious accommodation throughout
- Bright Lounge
- Fully fitted Kitchen
- Two well-proportioned Bedrooms



With superb city roof top views and located with the popular residential area of Cornhill, we are delighted to offer for sale this deceptively spacious two bedroom, top floor flat.

This spacious property presents an ideal opportunity for both first time buyers and buy-to-let investors looking to purchase a flat within close proximity to Aberdeen city centre and Aberdeen Royal Infirmary.

Entry to the building is via security entry phone system, the property is then entered into the welcoming hallway which benefits from a useful storage cupboard.

The lounge is a spacious room, awash with natural light from the large window. Ample space is available to host a variety of free standing furniture including a dining table.

The kitchen has been fully fitted with a good range of base and wall units with complimenting work tops and tiled splashback. All white goods will be included within the sale.

There are two well-proportioned bedrooms, both are lovely and bright and benefit from neutral decor. The largest of the two further benefits from fantastic built in wardrobes.

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin vanity.

Ample parking is available to the front for residents and visitors.



Bedroom

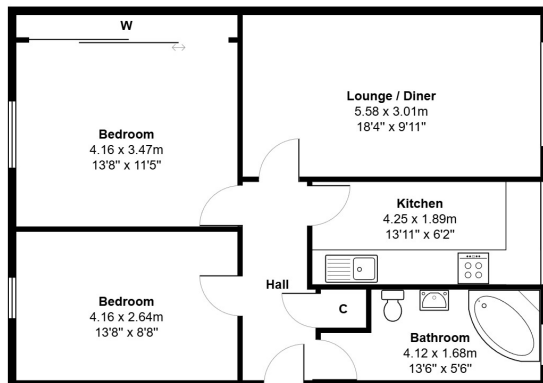


Bedroom

Accommodation and plans

Lounge/Diner	18'4" x 9'11"	5.59m x 3.02m
Kitchen	13'11" x 6'2"	4.24m x 1.88m
Bedroom	13'8" x 11'5"	4.17m x 3.48m
Bedroom	13'8" x 8'8"	4.17m x 2.64m
Bathroom	13'6" x 5'6"	4.12m x 1.68m

29 Cornhill Gardens



Directions

Travelling north along the main Aberdeen ring road proceed to the roundabout at Provost Fraser Drive and turn right onto Cairncry Road. Continuing along turn right onto Brierfield Road and Cornhill Gardens is on the left hand side.

Location

The popular Cornhill area of Aberdeen offers an excellent range of local shopping amenities, primary and secondary schooling and good public transport facilities providing easy access to Aberdeen city centre. A short drive leads to the main Aberdeen ring road which provides easy commuting to both north and south of the city and this is an ideal location for Aberdeen Royal Hospital complex.

Arrange a viewing

Viewing By appointment telephone 07718424386 or 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.