



58 Bannermill Place,
Aberdeen, AB24 5EB

**ledingham
chalmers**
estate agency



Lounge



Kitchen/diner

**58 Bannermill Place,
Aberdeen, AB24 5EB**

**Well presented two bedroom ground floor
apartment**

- Well maintained communal grounds and factored building
- Generous storage throughout the property
- Two well proportioned Bedrooms
- Kitchen / diner with a range of appliances
- Bright and airy Lounge with box bay window
- Spacious bathroom with tiling



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale, this well presented two bedroom ground floor apartment, situated in a popular purpose built development within walking distance of Aberdeen's beach front.

The apartment is completed in fresh decorative order throughout with two excellent storage cupboards in the hall.

Situated to the front is the lounge which is finished with a box bay window. This room is large enough for a variety of furniture as required.

The kitchen is of dining proportions and features an excellent range of base and wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap completed with tiled splashbacking. Built-in oven, gas hob, overhead extractor hood, integrated fridge/freezer, washer/drier and dishwasher. This room provides good space for table and chairs.

There is a large double bedroom to the front of the property having a double built-in wardrobe and attractive feature wall. The second bedroom is located to the rear and is also of double proportions, with blue feature wallpaper to the back wall.

To complete the accommodation is a bathroom with three piece suite having mains shower located over the bath finished with attractive shower curtain and rigid shower screen, wash hand basin and WC featuring large wall mirror above. This room also has tiled flooring and Xplair fan.

The property benefits from full gas central heating, double glazing and is secured by an entry system. It is set within landscaped areas and has an exclusive parking space within a secured car park, with further visitors parking also available.



Bedroom



Bedroom

Accommodation and plans

Lounge	13'2" x 11'4"	4.01m x 3.46m
Kitchen / diner	12'7" x 7'8"	3.84m x 2.34m
Bedroom	13'2" x 9'6"	4.01m x 2.9m
Bedroom	10'1" x 11'0"	3.07m x 3.35m
Bathroom	7'11" x 6'0"	2.41m x 1.83m

Directions

Travel from the east end of Union Street, turn onto King Street and at the first set of traffic lights turn right. Continue straight ahead through the roundabout onto Beach Boulevard and the development is situated on the left hand side.

Location

The Bannermill development enjoys a lovely coastal location close to Aberdeen's Beach Boulevard with its walks, recreational facilities and retail park. Enjoying easy access to Union Street, Aberdeen's main thoroughfare, regular public transport is readily available and the subjects are also well placed for Aberdeen University and Aberdeen Sports Village and Aquatic Centre.

Arrange a viewing

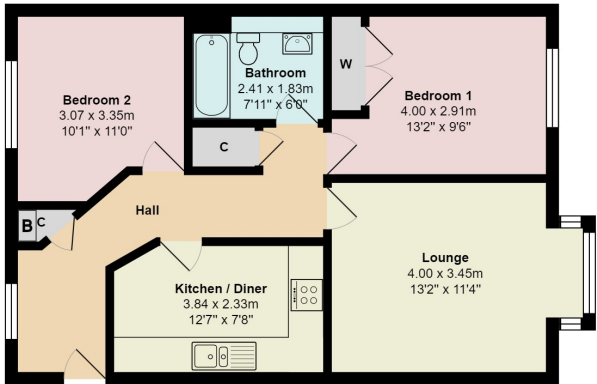
Viewing By appointment telephone 07482022202 or by arrangement with Ledingham Chalmers on 01224 632500

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.