



**113 Links View,**  
Aberdeen, AB24 5RL

**ledingham  
chalmers  
estate agency**



Lounge



Kitchen

**113 Links View,  
Aberdeen, AB24 5RL**

**Well presented two bedroom ground floor flat  
with parking**

- Popular development close to Aberdeen University
- Spacious accommodation found throughout
- Excellent level of storage found throughout
- Sizeable kitchen with room for dining
- Two double bedrooms, both with built-in wardrobes
- Allocated parking space



**Two beds.**



**One bathroom.**



**One public room.**

**We are delighted to offer for sale this bright and spacious two bedroom apartment located on the ground floor of an executive purpose built development.**

The flat is located in a perfect location for Aberdeen University, Aberdeen beach front and boasts great transport links across the city and beyond. The flat is presented in freshly decorated order throughout and is serviced with electric heating and double glazing. There is also an allocated parking space, found within the residents' car park, with additional visitor spaces. Upon entering the building, the communal hallway, which is well-maintained, offers access to the property which is located on the ground floor. The internal hallway of the flat is bright and welcoming, while boasting two sizeable storage cupboards.

The lounge with its generous proportion is overflowing with natural light from a large window overlooking the development's manicured grounds and beyond to the Aberdeen Beach front. Decorated in crisp white tones the lounge offers an array of space for furniture.

The spacious kitchen is fitted with an excellent range of wooden base and wall units, contrasting work surfaces, one and a half bowl sink and drainer with mixer tap completed with tiled splashback, integrated oven, fridge, freezer, washing machine, dishwasher, hob and overhead extractor hood. Brightly lit and decorated in neutral tones with wood effect floor, the room offers a wealth of space for dining furniture, making it an ideal space for entertaining.

There are two good sized double bedrooms, both featuring superb built-in wardrobes with ample space for a range of free standing furniture as desired. Completing the internal accommodation is the bathroom which is finished with wood effect flooring, bath with overhead mains shower, sink and WC.



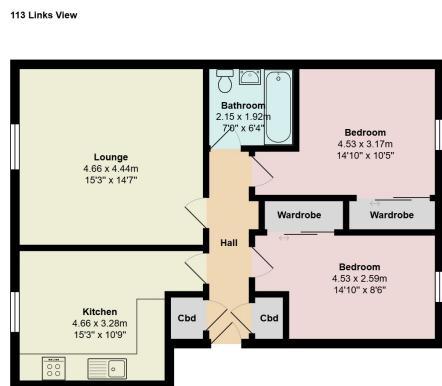
**Bedroom**



**Bathroom**

## Accommodation and plans

Lounge	15'3" x 14'7"	4.65m x 4.45m
Kitchen	15'3" x 10'9"	4.65m x 3.28m
Bedroom	14'10" x 10'5"	4.52m x 3.18m
Bedroom	14'10" x 8'6"	4.52m x 2.59m
Bathroom	7'0" x 6'4"	2.13m x 1.93m



## Directions

Travel east on Union Street and continue left onto King Street. Follow the road for some distance, passing Morrisons and First Bus on the left, to the third set of traffic lights. Turn right onto Linksfield Road and the development is located on the left hand side of the road. Upon entering the development follow the road to the right where 113 is located straight ahead.

## Location

The Links View development is ideally situated for access to the City Centre, Aberdeen University Old Aberdeen Campus, Aberdeen Sports Village and Aquatics Centre. Local convenience stores and supermarkets are nearby, as are the varied leisure and retail facilities at Aberdeen Beach and Queens Links which provide an excellent choice of shopping, dining, and recreational pursuits. Public transport is available on nearby King Street with links to most other areas of the city and Bridge of Don.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen

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.