



220 Headland Court,
Aberdeen, AB10 7GZ

**ledingham
chalmers**
estate agency



Hallway



Lounge



Lounge

Two bedroom apartment with private parking

- Second floor flat
- Charming lounge with front aspect
- Well proportioned kitchen
- New shower room installed in January 2025
- Residents car park with ample spaces
- Within close proximity to Robert Gordon University



Two beds.



One bathroom.



One public room.

Situated in the popular purpose built Headland Court development, which is within close proximity to Robert Gordon University, we are delighted to offer for sale this second floor two bedroom apartment.

The property is presented in good order throughout, with the bedrooms and hall being freshly repainted, making it a perfect buy to let investment or first time purchase. There is the opportunity to purchase all of the furniture items by separate negotiation, making this an excellent opportunity to move into the property with ease.

Upon entering the property you are greeted by a spacious hallway, which allows access to a large built-in cupboard and most of the property's accommodation.

The lounge/dining room has a view to the front of the property and provides access to the fully fitted kitchen with a range of appliances such as the fridge/freezer, washing machine, oven with electric hob and extractor fan to be included within the sale.

There are two well sized double bedrooms with one providing fitted storage with mirrored sliding doors. The shower room has been recently installed and comprises walk-in shower with electric shower, storage vanity unit with inset sink and wc.



Kitchen



Bedroom



Bedroom



Bedroom

The apartment has full double glazing, is secured by an entry system and has attractive well maintained factored garden grounds and a large residents' car park with ample space for visitors.

Viewers will be pleased to know that the property is within close proximity to the Robert Gordon University campus along side the Altens and Westhill business parks.

Accommodation

Lounge	15'11" x 9'11"	4.85m x 3.02m
Kitchen	9'9" x 7'7"	2.97m x 2.31m
Double Bedroom	10'6" x 8'0"	3.2m x 2.44m
Double Bedroom	11'5" x 9'2"	3.48m x 2.79m
Bathroom	7'3" x 5'6"	2.21m x 1.68m

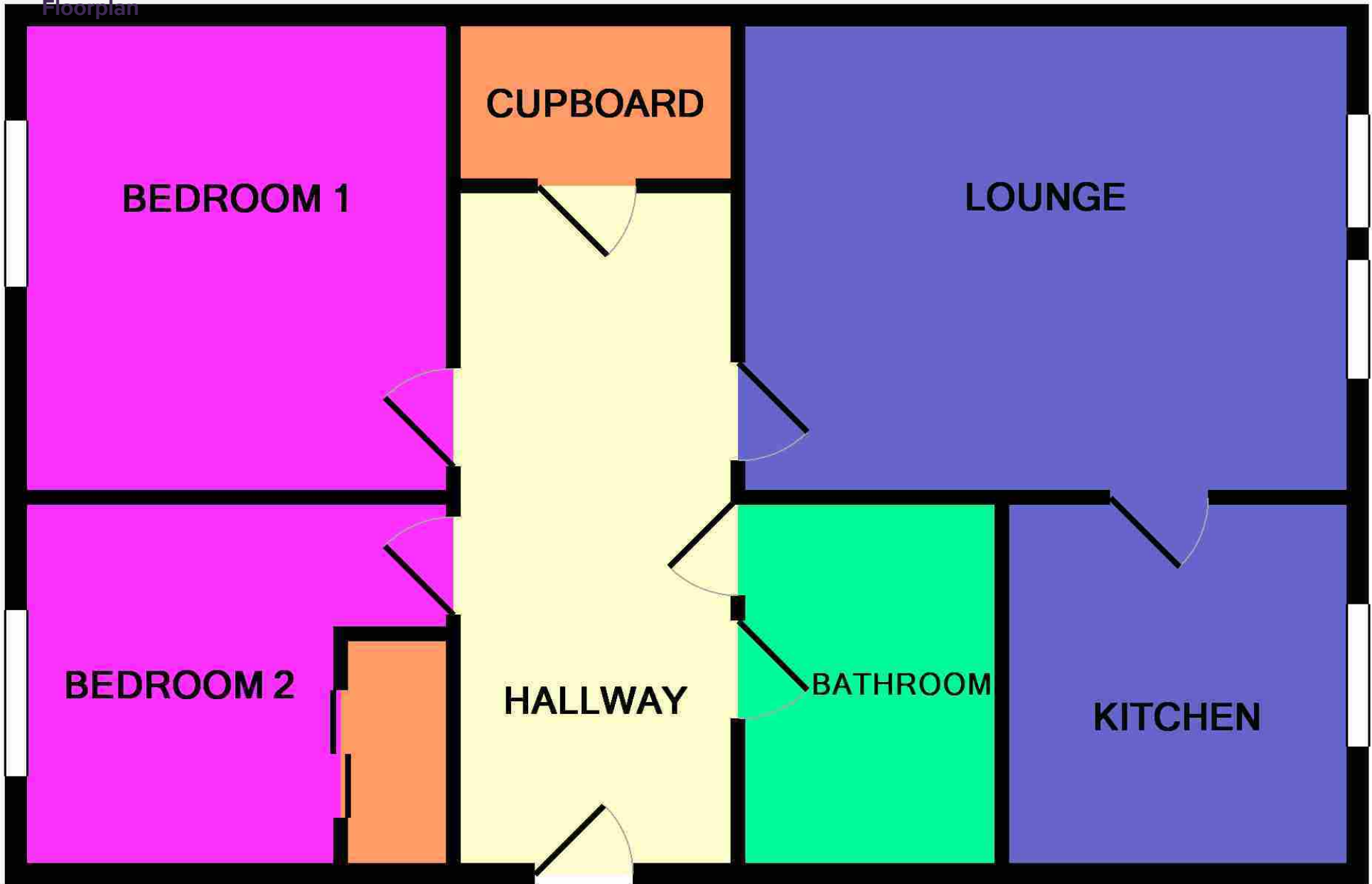


Bedroom



Shower room

Floorplan



Directions

Travelling from Union Street, proceed onto Holburn Street, continue to the very end and at the Bridge of Dee roundabout proceed to your right onto South Anderson Drive. Headland Court is situated on the left hand side.

Location

Headland Court is situated off South Anderson Drive which is the main Aberdeen ring road providing easy commuting to both north and south of the city. There is an excellent range of quality retail units at Bridge of Dee including two prominent supermarkets. The area is also ideally placed for those working at the office and industrial complexes that are situated at Altens and Tullos. There are good public transport facilities and the development is ideally placed for Robert Gordon University.

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 07738 256944 or By Arrangement with Ledingham Chalmers on 01224 632500

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