



9 Ferryhill View,
Fonthill Road, Aberdeen, AB11 6TD

**ledingham
chalmers**
estate agency



Lounge



Kitchen/Diner



Bedroom

Well presented, two bedroom apartment with exclusive car parking space

- Desirable location
- Freshly painted throughout
- Bright and spacious Lounge
- Contemporary, fully fitted Kitchen
- Two double Bedrooms with built in wardrobes
- Exclusive car parking space



Two beds.



Two bathrooms.



One public room.

This top floor two bedroom apartment offers well proportioned and stylish living accommodation in the sought after Ferryhill area of the city.

Forming part of a gated development with residents parking the property has been freshly painted throughout and offers well proportioned living accommodation creating a home which is ready to move into with ease. This is a perfect purchase for professionals, first time purchasers or purchasers wishing to downsize into the sought after area of Ferryhill. The building can be entered from Fonthill Road or within the car park, with a security telephone security entry system at both entrances. The entrances open into the well kept carpeted stairwell that is maintained under a factoring agreement.

The apartment itself offers generous living accommodation decorated in a neutral palette with co-ordinating flooring. In addition there is gas fired central heating and double glazing throughout. T

The lounge is a light and airy room with dark wood effect flooring and warm neutral walls give an elegant feel. The room enjoys an outlook over Ferryhill with good dimensions allowing ample floor space for a range of free standing furniture.

The modern fitted kitchen has a great range of white gloss wall and base units with complimenting worktops and splashback. The generous dimensions allow space for a table and chairs for informal dining. All integrated appliances will remain as part of the sale.



Ensuite



Bedroom



Bathroom



Loft

Enjoying a peaceful rear aspect, the principal bedroom is tastefully presented in neutral tone. Storage is provided by a built-in wardrobe with mirrored sliding doors. A fantastic feature is the ensuite comprising shower enclosure, wc and wash hand basin.

The second double bedroom also enjoys a peaceful rear aspect, neutral décor with complementing carpeting. A good level of storage is provided within the built-in wardrobe with mirrored sliding doors.

Completing the accommodation is the bathroom comprising shower over bath, wc and wash hand basin within a vanity unit.

A noteworthy feature is the spacious loft which is accessible via hatch with ladder in the internal hallway. There is also an exclusive parking space in the private and gated residents car park.

This is a superb opportunity for those looking for a two bedroom home in a central, yet quiet, area of the city. Internal viewing is highly recommended to appreciate the quality of accommodation on offer in a convenient and desirable location.

Accommodation

Lounge	13'5" x 12'11"	4.09m x 3.94m
Kitchen/Diner	10'1" x 9'9"	3.07m x 2.97m
Bedroom	17'2" x 10'7"	5.23m x 3.23m
Ensuite	5'2" x 5'2"	1.58m x 1.58m
Bedroom	12'3" x 9'1"	3.73m x 2.77m
Bathroom	7'1" x 6'2"	2.16m x 1.88m



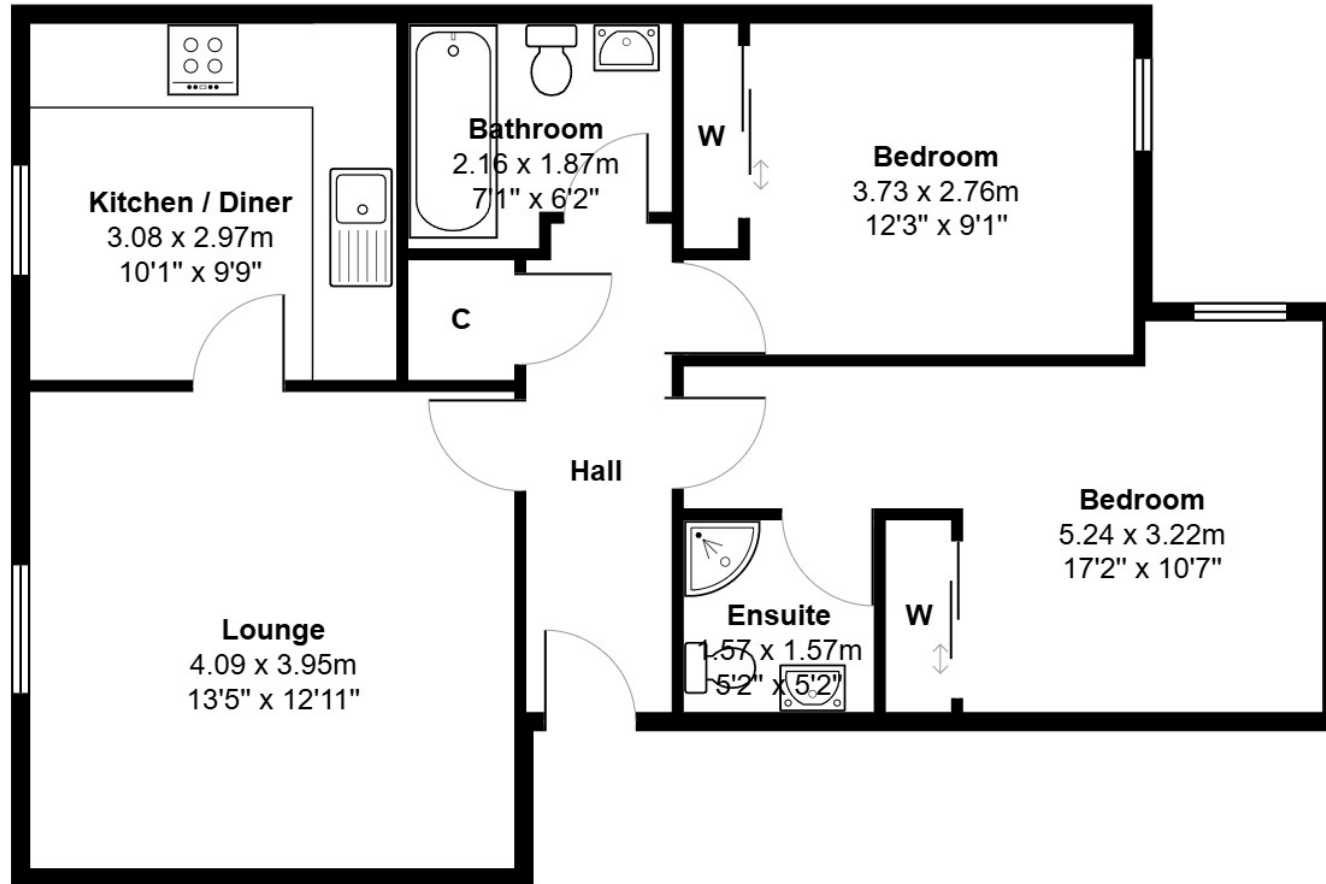
External



Car Park

Floorplan

9 Ferryhill View



Directions

Travelling from Union Street proceed onto Holburn Street, at the first roundabout exit onto Fonthill Road, continue a short distance along and the development in which Ferryhill View is situated is at the left hand side.

Location

Ferryhill View is part of the Fonthill Avenue development, located in the sought after area of Ferryhill. This area is popular with all ages and positioned within easy walking distance of the city centre, whilst also enjoying quiet and peaceful surroundings. The area has a well established sense of community and an abundance of amenities on its doorstep. Local shops, bars and restaurants are close by, along with many recreational facilities to enjoy. Union Square and the main bus and train station are within easy reach. A short walk leads to Duthie Park, with its delightful children's play area and renowned Winter Gardens. Ferryhill View is in the catchment of reputable nursery, primary and secondary schools, and amazing sports facilities are nearby, including Albury Sports Centre, Aberdeen Boat Club and many Fitness and Wellbeing centres. It is well connected with all areas of the city and allows easy access to all north-east industrial estates, Robert Gordon University Campus, and access to the main Aberdeen ring road provides easy commuting north and south of the city.

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 07709896893 or by arrangement with Ledingham Chalmers on 01224 632500

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