



17 Oldmill Road
Aberdeen AB11 6EG

**ledingham
chalmers**
estate agency



Lounge / Kitchen



Kitchen



Kitchen

Stylish modern apartment with private balcony and secure parking

- Impressive two bedroom first floor apartment
- High specification open plan lounge and kitchen
- Private balcony located off of the lounge
- Principal bedroom boasts an ensuite shower room
- Quality kitchen with appliances included
- Secure allocated parking close to city centre



Two beds.



Two bathrooms.



One public room.

Situated within the highly regarded Argent Court development, we are delighted to offer for sale this impressive two bedroom first floor apartment, offering a superb opportunity to acquire a modern home finished to a high specification.

Forming part of an exclusive development, the property enjoys a peaceful and private setting while remaining conveniently close to Aberdeen city centre.

Presented in excellent condition throughout, the apartment benefits from gas central heating, double glazing and high quality finishes. A secure car park with an allocated private parking space further enhances the appeal.

Entry is gained via a welcoming hallway, which provides access to all rooms along with a useful storage cupboard.

The heart of the home is the open plan lounge and kitchen, creating a bright and sociable space ideal for both everyday living and entertaining. The lounge offers ample room for a range of furniture and enjoys direct access to the property's private balcony, providing a pleasant outdoor extension to the living space. The room is completed by a bespoke media unit which matches the kitchen cabinetry. It is worth noting the boiler is located within the media unit.

Open plan to the lounge, the contemporary kitchen has been finished to a high standard with quality cabinetry, complemented by integrated appliances which will remain as part of the sale. A useful breakfast bar provides an informal dining space and creates a natural divide between the two spaces.



Bedroom



Ensuite



Bedroom

Returning to the hallway, there are two well proportioned double bedrooms, both benefiting from integrated wardrobes and excellent space for additional furnishings. The principal bedroom is further enhanced by a modern ensuite shower room comprising shower enclosure with electric shower, vanity unit with inset sink and WC.

The accommodation is completed by the contemporary bathroom, which is fitted with a white three piece suite comprising bath with shower attachment, WC and wash hand basin, together with a glazed shower screen.

Externally, the development benefits from a secure residents' car park, with one exclusive allocated parking space belonging to the property.

Overall the property and the communal areas have been well maintained, allowing for any discerning buyer to move in with utmost of ease.



Bathroom

Accommodation

Lounge / Kitchen	12'11" x 20'10"	3.94m x 6.35m
Bedroom	10'10" x 15'0"	3.3m x 4.57m
Ensuite	6'2" x 5'8"	1.88m x 1.73m
Bedroom	8'3" x 9'11"	2.52m x 3.02m
Bathroom	4'10" x 10'0"	1.47m x 3.05m



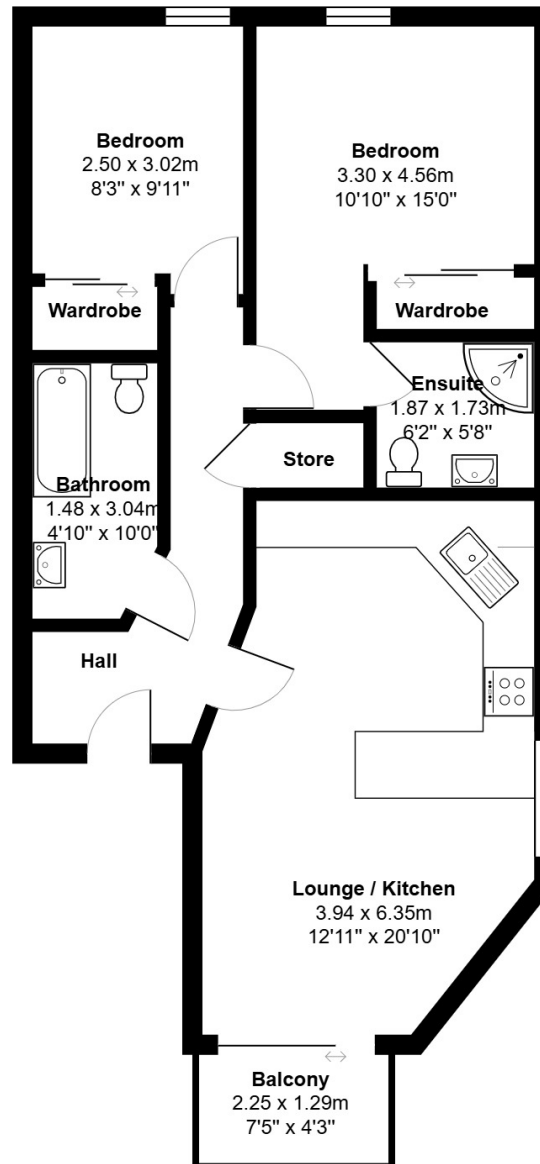
Balcony



Residents' car park

Floorplan

17 Oldmill Road



Directions

Travel east along Union Street and turn right onto Bon Accord Street. Continue ahead, then turn left onto Oldmill Road. Argent Court is located a short distance along on the right-hand side.

Location

Situated within a sought after area of the city, popular with all ages and with an established sense of community. Local amenities are well catered for within the area with primary and secondary schools, local shops serving everyday needs, two hotels, library, church, community centre, Albury park and tennis courts, and the beautiful Duthie park with its winter gardens. The city centre is within only a few minutes walking distance and excellent road links ensure easy access to the Industrial estates and the retail and leisure outlets at the Bridge of Dee.

Arrange a viewing

Viewing By appointment telephone 07721 412 161 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.