



9 Woodend Crescent,
Aberdeen, AB15 6YN

**ledingham
chalmers**
estate agency



Lounge



Hallway



Kitchen

Well-presented two bedroom, ground floor flat

- Prime West End / Hazlehead location
- Spacious accommodation and situated on the ground floor
- Bright Lounge with fresh decor
- Two well-proportioned Bedrooms
- Fantastic storage options throughout
- Off road parking to the rear



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this well-presented two bedroom, ground floor apartment with parking situated in a prime West End location. This property is ideal for a first home or investment.

Situated within a well-maintained residential block in the desirable Hazlehead area of Aberdeen's West End, this well-presented, two bedroom, ground floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property forms part of a small and established development of just nine apartments benefiting from a peaceful setting and a strong sense of community. The building and communal areas are well cared for, providing a reassuring and attractive environment for residents.

Internally, the apartment is in good order throughout and comprises a bright and comfortable living space, complimented by a fully fitted kitchen complete with modern appliances.

Two well-proportioned bedrooms with ample storage provide flexible accommodation, suitable for a variety of lifestyle needs including home working.



Bedroom



Bedroom



Bedroom



Bedroom

The modern wet room has been fitted with a shower, white wc and wash hand basin vanity, it has been fully aqua panelled for convenience.

Further benefits of this property include, the modern comforts of double glazing and efficient heating, ground floor location which is ideal for ease of access, ample storage throughout including a fantastic walk in cupboard and off road parking to the rear, a valuable feature in this popular area.

A large communal garden and drying areas wrap around the building and internally all carpets, lights and window coverings are included within the sale.

The property provides a strong buy to let opportunity with consistent demand for quality rental accommodation in the West End. Early viewing is highly recommended.

Accommodation

Lounge	13'4" x 13'7"	4.07m x 4.14m
Kitchen	8'5" x 11'10"	2.57m x 3.61m
Bedroom	13'4" x 11'9"	4.07m x 3.58m
Bedroom	12'2" x 10'9"	3.71m x 3.28m
Shower Room	8'5" x 7'0"	2.57m x 2.13m



External



External

Floorplan

9 WOODEND CRESCENT



Ground Floor

Floor plans are for illustration purposes only and just as a guide to the layout of the property. No liability for any errors or omissions thereof will be accepted.

Directions

From Holburn Junction travel west along Alford Place on to Albyn Place, and at the Queens Cross roundabout take the second exit on to Queens Road. Continue along Queens Road, cross Anderson Drive and proceed straight ahead at the Hazlehead roundabout. Turn right on to Woodend Crescent and No 9 is housed within the apartment block on the left hand side.

Location

Woodend Crescent is a pleasant tree lined street located to the west of the city. The property is well placed for local shops, schools and public transport services. The Woodend General Hospital and Foresterhill Hospital complex are both easily accessible. The ring road with access to all parts of the city, the suburbs and the airport, and the Prime Four Development at Kingswells are within easy reach.

Arrange a viewing

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.