



91A Causewayend,
Aberdeen, AB25 3TQ

**ledingham
chalmers**
estate agency



Lounge/Kitchen/Diner



Lounge/Kitchen/Diner

Well presented, two bedroom, ground floor flat

- Open plan Lounge/Kitchen/Diner
- Fully fitted Kitchen with integrated appliances
- Two well-proportioned Bedrooms
- Bathroom with shower enclosure and bath
- Ample storage options throughout
- Private, gated parking



Lounge/Kitchen/Diner



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this generously sized two bedroom ground floor apartment with allocated parking, which forms part of a small modern development close to the city centre.

The property is accessed via a secure entry system into a well maintained and spacious communal hall.

Upon entering the apartment itself you are welcomed by a spacious entrance hallway which benefits from two large storage cupboards.

The open plan lounge/kitchen/diner is a bright and spacious room with dual aspect, allowing an abundance of natural light to flood the room. Ample space is available to host a variety of free standing furniture as desired.

The kitchen has been fitted with a wide range of contemporary base and wall units with stylish wood effect worktops and splash back. There is also a useful breakfast bar creating division of the space. There is an abundance of integrated appliances including fridge, freezer, oven, induction hob, microwave, washing machine and dishwasher, all of which are included in the sale.

The spacious principal bedroom enjoys a quiet rear aspect and further benefits from two built in wardrobes with mirrored sliding doors. The second double bedroom also features built in storage and is located to the rear overlooking the communal space.



Kitchen



Bedroom



Bedroom

Completing the accommodation is the bathroom comprising shower enclosure, bath, WC and wash hand basin nestled within a vanity unit. There is also a useful storage cupboard and heated towel rail for convenience.

Outside there is a gated private allocated residents car park with a well-maintained communal garden.

This fantastic property offers an ideal purchase for first time buyers early viewing is highly recommended.

Please note, this property is offered through Aberdeen City Council's affordable housing scheme at a Fixed Price of £95,200. This figure represents 68% of the open market value which is £140,000. The purchaser will hold full title to the property with the discounted portion secured by a Standard Security to Aberdeen City Council. Any interested parties must complete an application form directly through Aberdeen City Council's website (found under Low Cost Homes).



Bathroom

Accommodation

Kitchen/Lounge/Diner	21'10" x 15'8"	6.66m x 4.78m
Bedroom	11'4" x 10'4"	3.46m x 3.15m
Bedroom	8'2" x 12'2"	2.49m x 3.71m
Bathroom	11'3" x 7'0"	3.43m x 2.13m



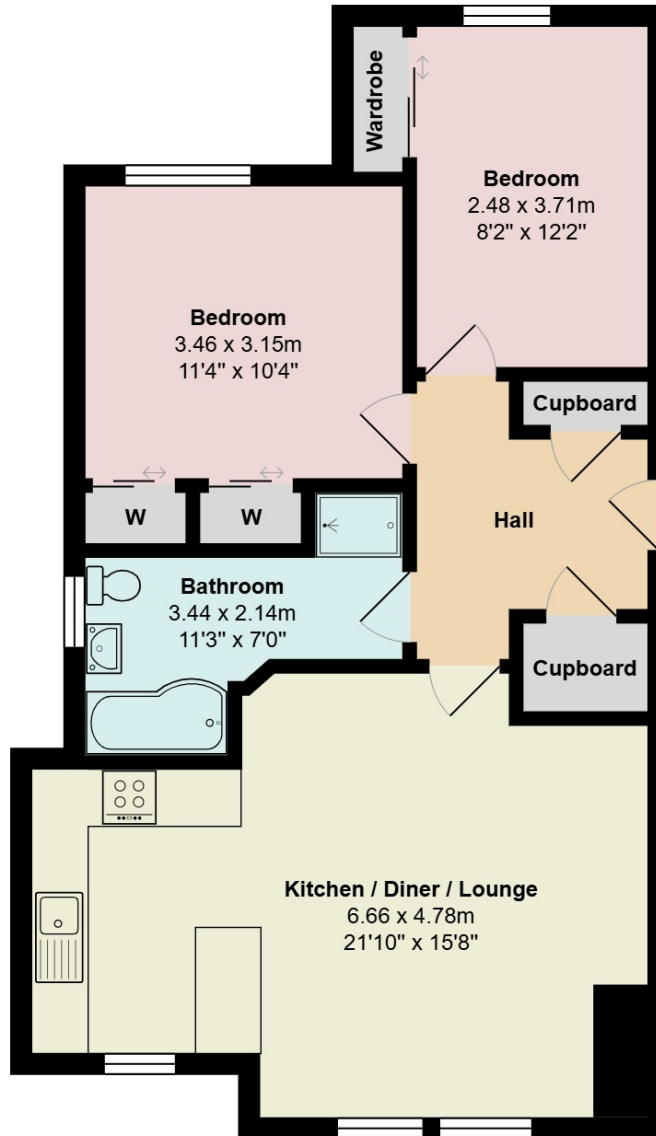
Bathroom



External

Floorplan

91a Causewayend



Directions

From Hutcheon Street pass PC World on the left hand side. Turn left at the roundabout and then turn left into the development a short distance from the roundabout. Please note the entrance to the development is indicated by the second 'City Mount' signage through automatic gates.

Location

Causewayend enjoys easy access to Aberdeen City centre with all the amenities you would expect to find in a thriving City including a wide range of shops, cinemas and recreational facilities. Aberdeen University and Aberdeen College are both also only a short distance away and regular transport to many parts of the City is regularly available close by.

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.