



10 Station Court,
Alford, Aberdeenshire, AB33 8DG

**ledingham
chalmers**
estate agency



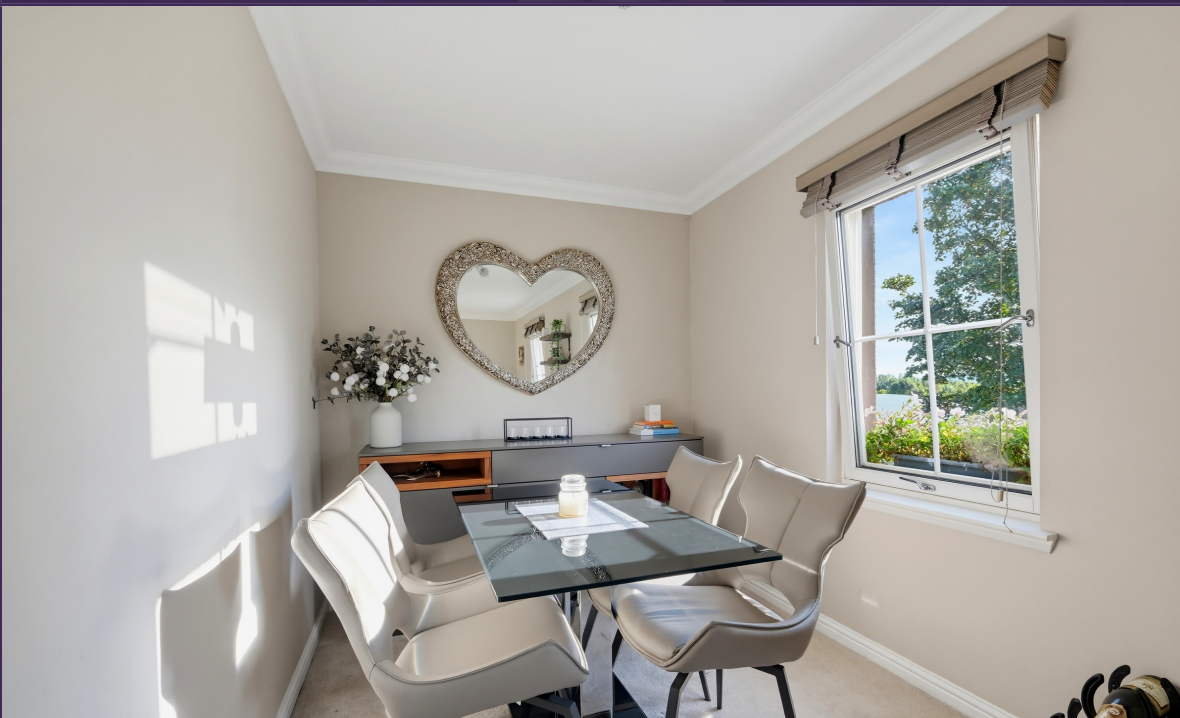
Lounge/diner



Lounge/diner

Immaculately presented top floor flat with striking views towards bennachie and beyond

- Well presented throughout, in true move in condition
- Open plan lounge/diner with views towards Bennachie
- Stylish kitchen with quality finishes found throughout
- Spacious principle bedroom with built-in wardrobes
- Generous second bedroom with open outlook
- Residents' car park to the rear



Lounge/diner



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this beautifully presented top floor two bedroom flat, which is located in the heart of Alford, a popular village some 25 miles from Aberdeen.

The property enjoys a top floor position, which provides far reaching country views to the rear, while being incredibly peaceful and offering a high degree of privacy.

The property has been renovated thoroughly by the current owner, with each room being decorated with modern tones and high quality flooring.

The property is entered via a door located to the side of the building, where the communal hallway is well maintained and clean. The property is located on the second/top floor with a spacious landing.

Upon entering the property, you are greeted by the spacious and homely hallway. The hallway is the central hub of the home, which gives access to most of the property's accommodation and boasts two large storage cupboards. There is also a hatch into the loft space above which offers great additional storage space.

The beautiful lounge/diner is located to the rear of the building and boasts excellent proportions, with two windows which give enviable country views towards Bennachie and fills the room with light. The current owner has installed a wall mounted bioethanol fire, which further enhances the cosy atmosphere and provides a second source of heat. Set on a L-shape there is a separate area for dining available, making this an excellent social and entertaining space. The lounge/diner is decorated in modern tones, with quality carpeting.



Kitchen



Bedroom



Bedroom



Bathroom

The stylish kitchen is located off of the lounge and boasts excellent proportions and open views. The kitchen is fitted with a range of grey units with co-ordinating worktops, splash back tiling, composite sink with modern tap and quality integrated appliances. There is room for a small dining table and chairs if required.

There are two generous double bedrooms, one located to the side and an other to the rear of the building. Both rooms are decorated in modern tones with quality flooring, fitted with built-in wardrobes and enjoy leafy views.

The centrally located bathroom completes the accommodation and is fitted with a three piece suite comprising wc, vanity storage unit with inset sink and bath with shower above. The room is completed by quality wood effect flooring.

Externally, the communal areas are well maintained, with entrance into the block via a modern security system. The car park to the rear boasts parking for resident's with space for visitors. A shared front and rear garden can be used by all residents and features shared washing lines. There is also a large communal storage cupboard.

Accommodation

Lounge/diner	16'9" x 19'5"	5.11m x 5.92m
Kitchen	8'6" x 9'9"	2.59m x 2.97m
Bedroom	16'9" x 10'11"	5.11m x 3.33m
Bedroom	8'0" x 9'9"	2.44m x 2.97m
Bathroom	8'6" x 6'4"	2.59m x 1.93m



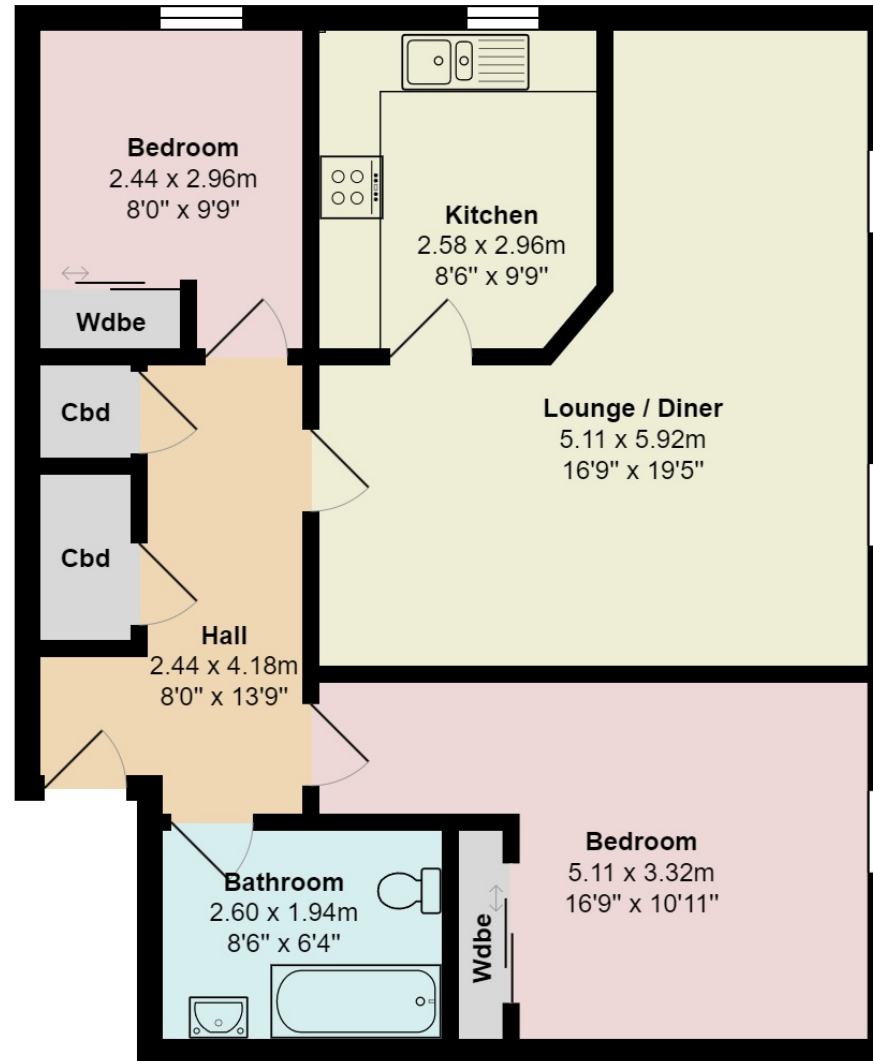
Residents' car park



Exterior

Floorplan

10 Station Court



Directions

Travel on the A944 Aberdeen to Alford and on reaching the village of Alford continue along Main Street. Turn right onto Watchmakers Lane where the property is located on the right hand side. The private car park can be accessed by turning off Main Street where signposted for Alford Valley Railway/Sculpture Garden and taking the first road on the left past the Alford Valley Railway.

Location

Alford is a picturesque village set in the heart of Upper Donside, situated approximately 26 miles from Aberdeen and is within easy distance of Banchory, Inverurie and Westhill. The village accommodates the renowned Transport Museum, Alford Valley Community Railway and also offers residents and visitors a Heritage Centre and Haughton Park. There is also a dry ski slope, bowling green and 18 hole golf course. In addition there is a selection of shops, health centre, pubs, restaurants, primary and secondary schools, community campus with swimming pool, gym and outdoor facilities. The area is also well known for its local countryside allowing outdoor pursuits, walking, mountain biking and fishing.

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 arrangement with Ledingham Chalmers on 01224 632500

Contact us

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