



**5 Heartwood Courtyard,**  
Aberdeen, AB24 2PH

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen



Kitchen

## Well-presented, two bedroom, self-contained ground floor flat

- Fantastic location
- Self-contained property with parking
- Bright rooms throughout with neutral decor
- Well-appointed Kitchen with all white goods included
- Two spacious double bedrooms with built in wardrobes
- Scenic walks nearby



Two beds.



One bathroom.



One public room.

**We are delighted to offer for sale this self-contained, well presented two bedroom ground floor flat, which forms part of a peaceful modern development close to the city centre.**

The property boasts ground floor level access with it's own front door and many modern comforts such as gas central heating and double glazing. The standard of finish and generous proportions are sure to impress any viewers. The property has been freshly painted internally allowing any discerning buyer to move in at the utmost of ease.

The property is firstly entered via vestibule providing a level of privacy, there is also a very useful built in, double door cupboard which offers fantastic storage. The main hallway is immediately welcoming, with light fresh decor and co-ordinating flooring.

The lounge has a most pleasing aspect with large window allowing ample natural light to flood in. There is space for a variety of free standing lounge furniture.

The kitchen has been well appointed with a good range of contemporary wall and base mounted units with complimenting worktops and tiled splash back. All integrated appliances along with the free standing washing machine will be included within the sale.



Hallway



Bedroom



Bedroom

There are two generous double bedrooms which both boast fresh neutral decor and sizeable fitted wardrobes.

Completing the accommodation is the bathroom comprising WC, wash hand basin, shower over bath with tiled wet areas and vinyl flooring.

There are a variety of river walks and cycle paths within close reach of the development, which extend to Seaton Park with future plans to extend the walk ways to other areas of city. Having such scenic walks available on your door step creates a relaxing and peaceful setting with all the amenities of city living.



Bathroom

## Accommodation

Hallway	6'6" x 8'5"	1.98m x 2.57m
Lounge	12'5" x 12'2"	3.79m x 3.71m
Kitchen	8'8" x 12'2"	2.64m x 3.71m
Bathroom	7'6" x 6'8"	2.29m x 2.03m
Bedroom	10'7" x 10'6"	3.23m x 3.2m
Bedroom	10'6" x 10'6"	3.2m x 3.2m



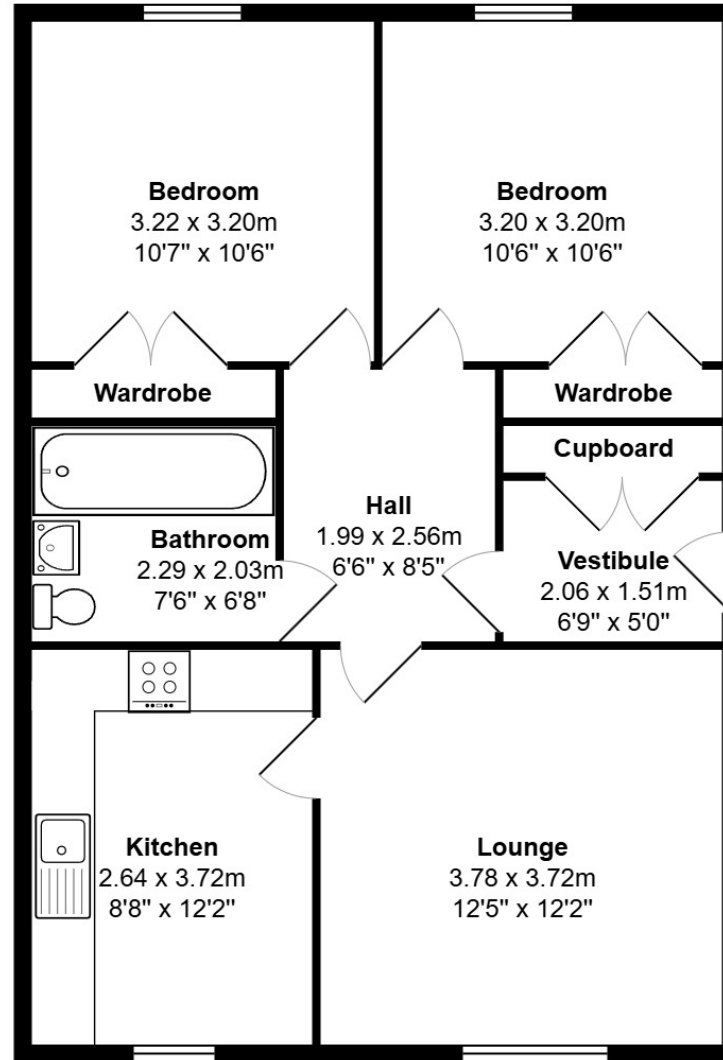
External



External

Floorplan

5 Heartwood Courtyard



**Bedroom**

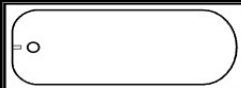
3.22 x 3.20m  
10'7" x 10'6"

**Bedroom**

3.20 x 3.20m  
10'6" x 10'6"

**Wardrobe**

**Wardrobe**



**Bathroom**

2.29 x 2.03m  
7'6" x 6'8"



**Hall**

1.99 x 2.56m  
6'6" x 8'5"

**Cupboard**

**Vestibule**

2.06 x 1.51m  
6'9" x 5'0"

**Kitchen**

2.64 x 3.72m  
8'8" x 12'2"



**Lounge**

3.78 x 3.72m  
12'5" x 12'2"

## Directions

From the east end of Union Street turn onto King Street and proceed to the roundabout at St Machar Drive where take the first exit onto St Machar Drive. At the traffic lights turn right onto Tillydrone Avenue continuing onto Tillydrone Road and then Gordons Mills Road. Turn right onto Papermill Drive which becomes Papermill Avenue and travel almost to the end, turning right into Calender Place. Heartwood Courtyard is ahead on the left.

## Location

There are a variety of river walks and cycle paths within close reach of the development, which extend to Seaton Park. Having such scenic walks available on your door step creates a relaxing and peaceful setting with all the amenities of city living. The property is also within walking distance to the University of Aberdeen. Early viewing is highly recommended.

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

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)