



4 Beeches Gate,
Springfield Road, Aberdeen, AB15 7SQ

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estate agency



Lounge / Diner



Incredibly spacious ground floor 2 bedroom retirement apartment

- Ground floor aspect
- Spacious lounge with space for dining
- Kitchen boasts integrated appliances and leafy views
- Principle Bedroom includes a walk-in wardrobe & Ensuite
- High quality bathroom with bath and overhead shower
- Striking communal areas, with sun lounge and terrace

Patio



Kitchen



Two beds.



Two bathrooms.



One public room.

We are delighted to offer for sale, this large two bedroom ground floor apartment which is peacefully located within a prestigious over 55's development located within Aberdeen city.

The property benefits from a prime corner position, offering excellent proportions and a light and airy flow throughout, while having a feeling of seclusion.

Entry is gained via the immaculate communal hallway, with the internal hall of the apartment boasting two sizeable cupboards offering an excellent level of storage.

The Lounge / Diner is sure to impress any viewer, with its excellent proportions and bright aspect. The room is enhanced further by three patio doors, with each leading to slabbed patio areas. There is also an electric fire on the far wall, which is a lovely focal point. The room is large enough for a variety of free standing furniture as required along with ample space for dining.

The Kitchen is located off of the Lounge / Diner and is fitted with a range of wood effect wall and base units with contrasting black work surface and brown splash back tiling. There is a host of appliances including fridge/freezer, hob, cooker hood, oven and washing machine.

The principle bedroom is a spacious double, with patio doors leading to one of the patio areas which is shared with the Lounge. The room is enhanced further by a walk-in wardrobe and ensuite comprising wash hand basin, double width shower, WC, chrome heated towel rail and storage vanity unit.

Bedroom two is also of generous double proportions with double doors out to an additional patio area.



Principal bedroom



Ensuite



Bedroom



Patio

The accommodation is completed by the centrally located bathroom which comprises bath with overhead shower, storage vanity unit, WC, wash hand basin and chrome heated towel rail. The room is finished with tiling to the walls and floor.

The apartment features electric heating, double glazing, wood veneer doors, camera entry security system and a 24 hour emergency call system provided via a personal pendant alarm and call point in the hallway. There is also a part time house manager who is on hand to assist residents and ensure the maintenance of the development.

The development enjoys a beautiful residents' lounge for socialising, with access to a spacious south facing patio. There is a communal sun room on the top floor which boasts a roof terrace and ample space to relax and unwind. There is a lift to all floors and landscaped garden grounds. In addition, there is a guest suite which is available to rent at a nominal charge. McCarthy & Stone residents also have access to guest suites in other developments nationally. This provides the opportunity to gain access to accommodation in other locations at a very cost effective rate.

There is a monthly management fee in place. An allocated car parking space may be available at an approximate charge of £250 per year.

Accommodation

Lounge / Diner	14'0" x 21'11"	4.27m x 6.68m
Kitchen	11'1" x 6'11"	3.38m x 2.11m
Bedroom	10'11" x 19'2"	3.33m x 5.84m
Ensuite	9'11" x 5'5"	3.02m x 1.65m
Bedroom	15'2" x 8'9"	4.62m x 2.67m
Bathroom	9'11" x 7'0"	3.02m x 2.13m



Bathroom

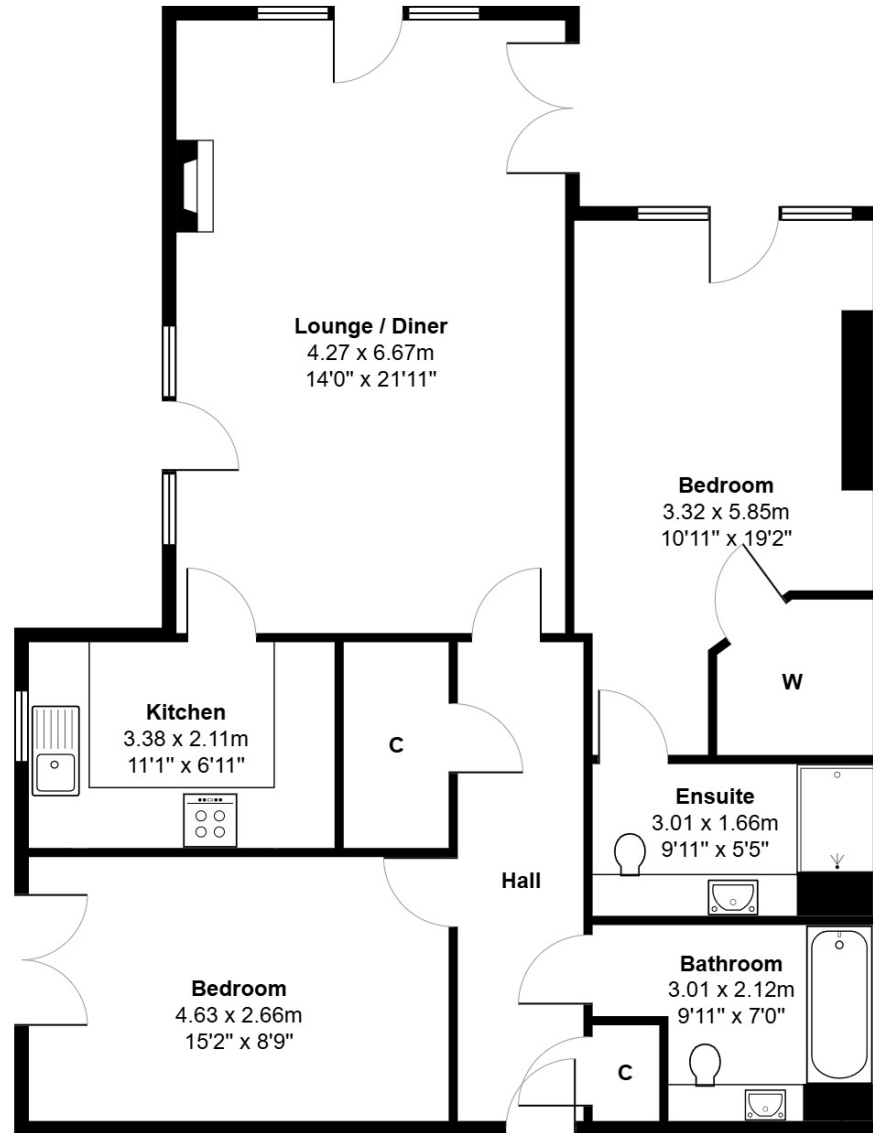


Communal Sun Room



Floorplan

Flat 4 Beeches Gate



Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place, thereafter onto Queens Road and continue straight across the roundabout at Anderson Drive. Proceed through two sets of traffic lights and at the third set turn left onto Springfield Road. Continuing along Springfield Road, Beeches Gate development is located on the right hand side.

Location

The property is situated in the Craigiebuckler area, a charming residential suburb located approximately two miles south west of the city centre. It is surrounded by pleasant tree lined streets and open spaces. Close by is Hazlehead Park with its refurbished restaurant, two golf courses and rose gardens. In the vicinity there is a range of local shops and amenities including a library, medical centre and community centre.

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

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