



**197 Headland Court,**  
Garthdee, Aberdeen, AB10 7HZ

ledingham  
chalmers  
estate agency





Lounge



Kitchen

**197 Headland Court,  
Garthdee, Aberdeen, AB10 7HZ**

**Deceptively spacious one bedroom top floor  
flat**

- Peaceful top floor aspect
- Large lounge with ample space for dining
- Modern kitchen with integrated appliances
- Rear aspect bedroom with built-in wardrobes
- Exclusive loft
- Parking available within the residents' car park



**One bed.**



**One bathroom.**



**One public room.**

**We are pleased to offer for sale this well presented one bedroom top floor flat within the popular residential development of Headland Court.**

The property has been well maintained by the current owner with the opportunity to purchase all of the furniture items by separate negotiation, making this an excellent purchase for any first time buyers or buy to let investors looking for a property which is in true move in condition. The property is peacefully located on the top floor and enjoys the added benefit of private residents parking.

The accommodation itself comprises of a welcoming entrance hallway with a useful storage cupboard. There is also a hatch leading to the exclusive loft space above.

The bright lounge diner affords a wealth of space for a wide range of furniture, while two large windows give views over the development. The room is tastefully decorated in modern tones with wood effect flooring. There is enough space for separate area for dining if required. The spacious modern kitchen is located to the rear and is fitted with a wide range of base and wall units offering fantastic storage and contrasting work surfaces. Appliances include double oven, electric hob, extractor hood, washing machine and fridge/freezer.

The double bedroom enjoys a peaceful rear aspect, with sizeable built-in wardrobes with sliding mirrored doors. Completing the accommodation is the bathroom which is fitted with a white suite comprising W/C, wash hand basin and bath with overhead electric shower.

Viewers will be pleased to know that the property is within close proximity to the Robert Gordon University campus along side the Altens and Westhill business parks.



Bedroom

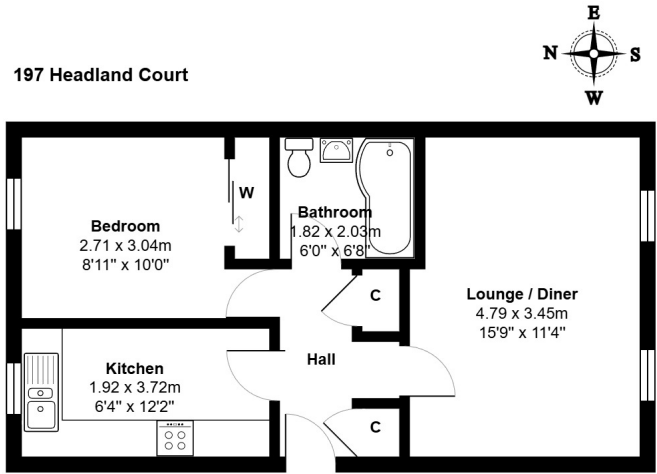


Bathroom

## Accommodation and plans

Lounge Diner	15'9" x 11'4"	4.8m x 3.46m
Kitchen	6'4" x 12'2"	1.93m x 3.71m
Bedroom	8'11" x 10'0"	2.72m x 3.05m
Bathroom	6'0" x 6'8"	1.83m x 2.03m

197 Headland Court



## Directions

Travelling from Union Street, proceed onto Holburn Street, continue to the very end and at the Bridge of Dee roundabout proceed to your right onto South Anderson Drive. Headland Court is situated on the left hand side.

## Location

Headland Court is situated off South Anderson Drive which is the main Aberdeen ring road providing easy commuting to both north and south of the city. There is an excellent range of quality retail units at Bridge of Dee including two prominent supermarkets. The area is also ideally placed for those working at the office and industrial complexes that are situated at Altens and Tullos. There are good public transport facilities and the development is ideally placed for Robert Gordon University.

## Arrange a viewing

Viewing By appointment telephone 07709 703630 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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**Icea.com**

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.