



111 Seamount Court,
Aberdeen, AB25 1DS

ledingham
chalmers
estate agency



Lounge



Lounge



Balcony

Two bedroom maisonette

- Gorgeous views from the Lounge balcony
- Extremely spacious accommodation throughout
- Fully-fitted Kitchen with all appliances included
- Two well-proportioned Bedrooms
- Fantastic storage options
- Within walking distance to local shops and amenities



Two beds.



One bathroom.



One public room.

We have the pleasure in offering for sale this two bedroom maisonette flat, located on the fifteenth floor of a multi-storey complex within the City Centre.

The main communal hallway and lifts are well presented and maintained. The flat itself is well-presented and spans two floors of generous accommodation with the added comforts of electric heating and double glazed windows. Worthy of note are the truly spectacular views over the city and beyond.

Upon entering the property to the main hallway it is light and airy with a welcoming atmosphere.

The lounge offers a generous living space, with neutral decor complimented by a feature wall. There is ample space for a variety of free standing furniture. A door leads out to a private veranda where you can fully appreciate the panoramic views over the city and to the sea.

The kitchen has been fitted with a good range of white wood effect base and wall units, complimenting work tops and tiled splash back. All white goods will be included within the sale. There are also two additional built in cupboards offering further storage.



Views



Kitchen



Bathroom

Completing the ground floor accommodation is the bathroom comprising shower over bath, WC and wash hand basin. All wet areas have been fully tiled for convenience.

On the upper level, there are two large walk in storage cupboards offering a generous level of storage space.

Two double bedrooms are both spacious in size. Both rooms benefit from stunning views over the city, bedroom two has a fire security door to the veranda.

On the landing the property has a secure store for additional storage. Residents' can apply for a parking permit via Aberdeen City Council for the car parks to the rear of the property.



Bedroom

Accommodation

Lounge	11'9" x 14'10"	3.58m x 4.52m
Kitchen	6'1" x 11'3"	1.85m x 3.43m
Bathroom	6'1" x 5'2"	1.85m x 1.58m
Bedroom	11'1" x 14'1"	3.38m x 4.29m
Bedroom	9'6" x 10'10"	2.9m x 3.3m



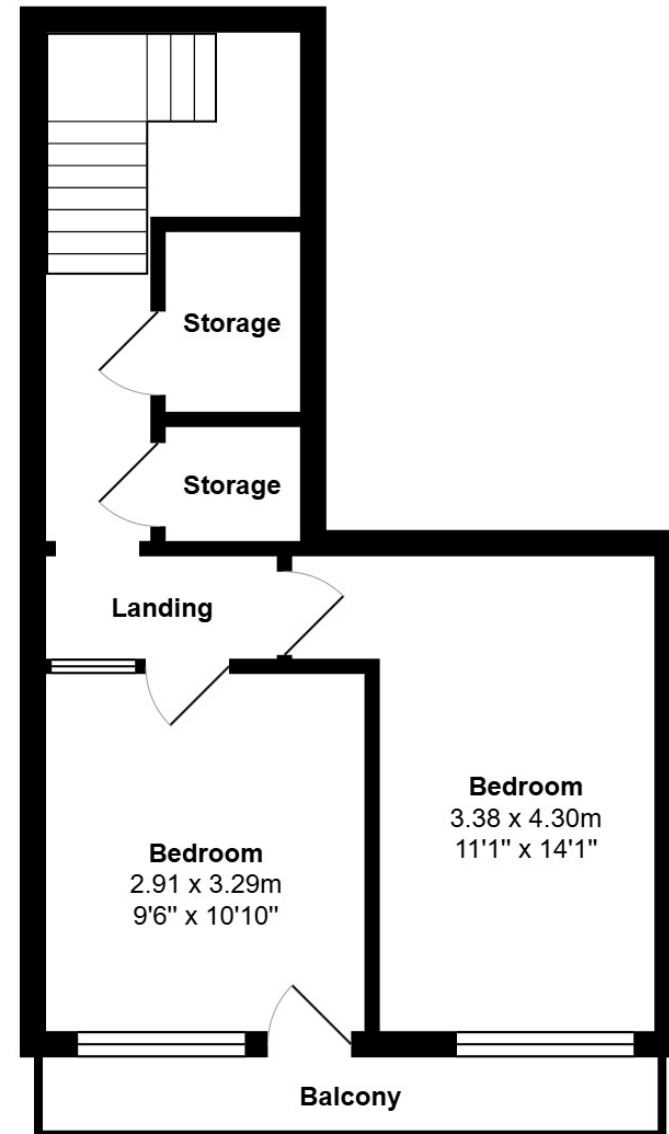
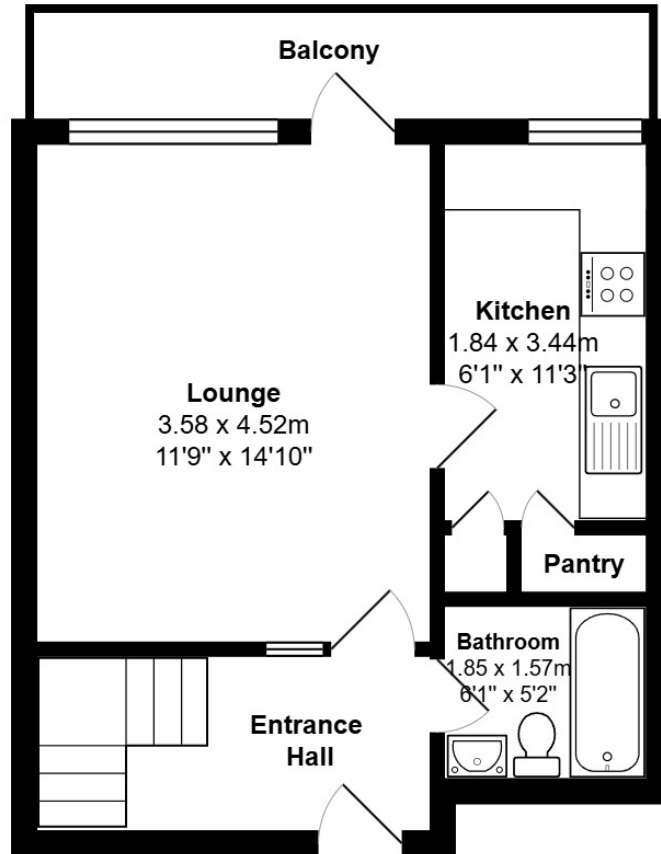
Bedroom



Views

Floorplan

111 Seamount Court



Directions

Travelling from King Street join West North Street with the large Arts centre building visible on the corner. Continue along West North Street keeping to the left hand lane with The Lemon Tree to your left and a little further on pass Morrisons Supermarket on your right. Continue ahead and through the traffic lights. At the top of North West Street turn left and left again into Gallowgate. Seamount Court high rise will be visible on your left.

Location

Gallowgate lies in the heart of the city with Union Street and its wealth of amenities and shopping centres within striking distance. Regular public transport to many parts of the city is available close by and Aberdeen University and the hospital complex at Foresterhill are within walking distance.

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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