



7 Linksfield Gardens,
Aberdeen, AB24 5PF

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen/Diner

Two bedroom ground floor flat with private parking

- Fantastic location
- Private residents parking with exclusive parking space
- Bright and spacious Lounge
- Kitchen with all white goods included
- Two well-proportioned Bedrooms with built in wardrobes
- Bathroom with shower over bath



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this spacious, ground floor two bedroom apartment located within a quiet development with landscaped gardens and residents private parking.

Linksfield Gardens is within easy reach of the city centre, the dining and leisure facilities along the beach esplanade and University Campus at Old Aberdeen. The property has an exclusive parking space in the private residents parking.

The property itself is entered via secure door entry system to the well kept communal hallway.

The flat itself is entered via vestibule offering a further level of privacy to the property. This then leads into the hallway which provides access to all accommodation.

The spacious lounge enjoys a dual aspect which floods the room with natural light, ample space is afforded to host a variety of free standing furniture as desired.

The kitchen has been fitted with a wide range of base and wall units with complimenting work tops and tiled splash back. All of the white goods along with the dining table and chairs will be included within the sale.



Bedroom



Bedroom



Bedroom



Bedroom

There are two well-proportioned double bedrooms both feature built in wardrobes offering fantastic storage options.

Completing the internal accommodation is the bathroom comprising shower over bath, WC and wash hand basin.

Both double beds, suite, coffee table, TV stand, office chair, vacuum, bedside cabinets and desk will all be included within the sale. Early viewing is highly recommended.

Accommodation

Lounge	12'9" x 13'10"	3.89m x 4.22m
Kitchen/Diner	10'7" x 11'7"	3.23m x 3.53m
Bedroom	9'7" x 11'8"	2.92m x 3.56m
Bedroom	9'4" x 11'11"	2.85m x 3.63m
Bathroom	6'9" x 5'1"	2.06m x 1.55m



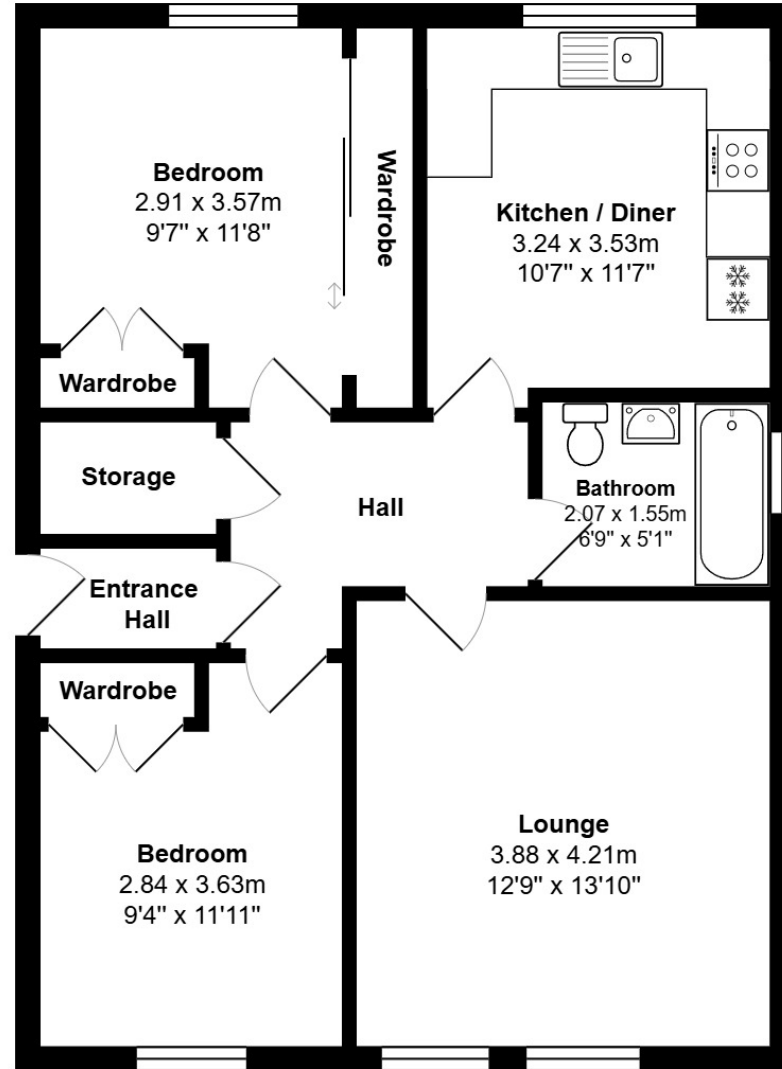
Bathroom



External

Floorplan

7 Linksfield Gardens



Directions

From the city centre, leave Union Street on to King Street and continue for a considerable distance. Turn right at the traffic lights on to Linksfild Road and Linksfild Gardens is on the left hand side.

Location

Linksfild Gardens is ideally located for access to Aberdeen University and Aberdeen College and is within easy walking distance of the City Centre and all its amenities, as well as the excellent recreational facilities at Aberdeen Beach which include a multiplex cinema, leisure central and a wide range of restaurants. The area is also well served by public transport facilities and local shops with the nearby Kittybrewster and Berryden Business Parks, including a Sainsbury's Superstore, all within easy walking distance of the property itself.

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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