

219 Links Road,
Aberdeen, AB24 5EY

Price Around
£199,000

Under offer

 **4**  **1**  **2**   **123 m²** EPC **C** Council Tax Band **F**



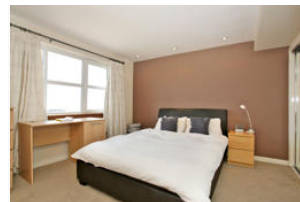
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Features

Description

We are delighted to offer for sale this **four bedroom penthouse apartment** that occupies the third and top floor of a modern apartment complex with wonderful sea views. Presented well throughout and in ready to move into order, the property is bright and airy with a lovely flow of natural light throughout. Decoration is a neutral palette with cream carpets and solid oak flooring, to be sold with the usual fixtures and fittings, and furniture available if required. Ideally located for those who wish easy access to the University Campus at Old Aberdeen, or indeed the city centre or suburbs, early viewing is suggested and an early entry may be given if required.

The entrance hallway has several cupboards, entry to the principal rooms, and a staircase to the upper floor. The bright and spacious lounge has space for dining and as well as a window, there are French doors that open to a verandah with lovely sea views. The kitchen features a good range of wall and base units with laminate worktops and splashback tiles, it has a gas hob, electric oven, stainless steel

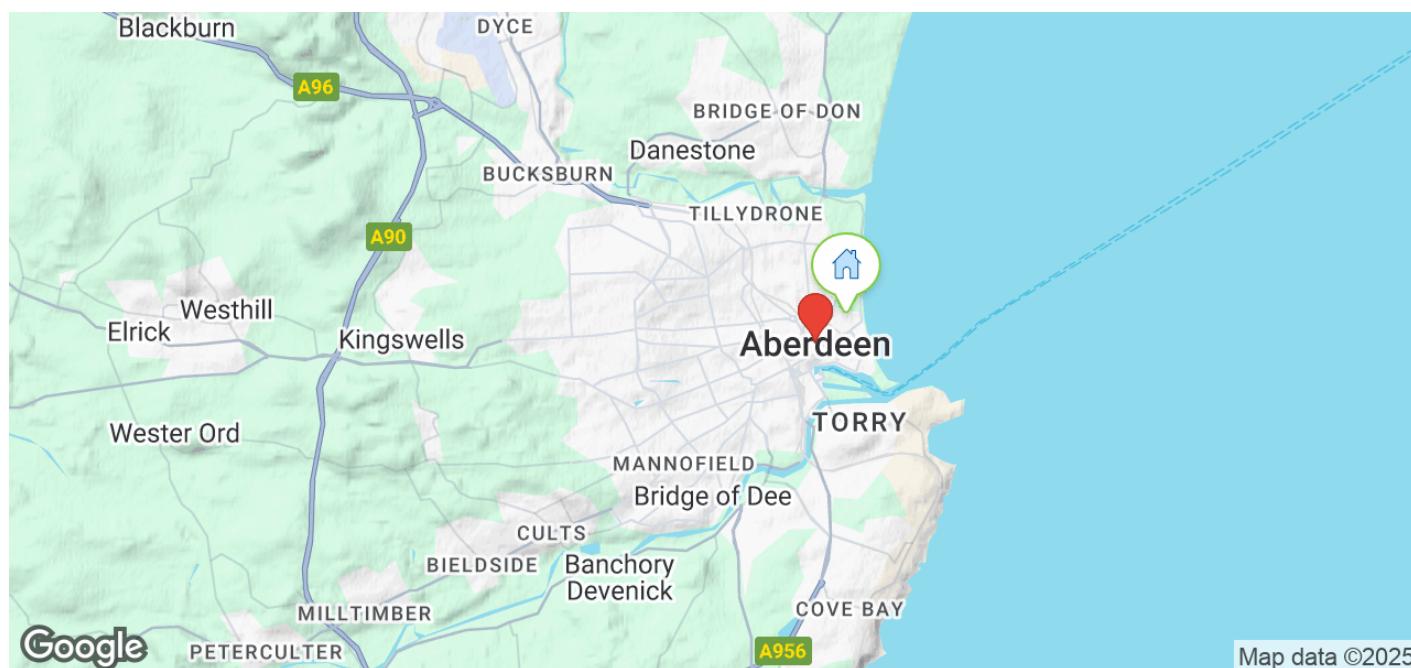
extractor, dishwasher and fridge freezer, and there is ample space for relaxed dining. A utility room adjoining houses the washer/dryer. A double bedroom on this floor overlooks the rear, and next door there is a useful cloakroom with vanity unit that incorporates a toilet and basin.

Upstairs, there is a cupboard housing the central heating boiler and Ramsay ladder access to an insulated loft. The master bedroom, with fantastic views has mirror fronted fitted wardrobes and its en-suite has a tiled shower enclosure, rose head fitting, and vanity furniture. There are two more double bedrooms with built in wardrobes, and the layout is completed by the family bathroom with shower over the bath.

Location Links Road, part of the Bannermill Development is ideally located for Aberdeen City Centre and also the excellent range of facilities along the beach front. Nearby there are superstores, a cinema complex, leisure centre, bowling alley and various restaurants. There are delightful walks along the beach front and regular public transport is available to various destinations. The Aberdeen University Campus at Old Aberdeen is within easy reach.

Directions

Travel east along Union Street and at the Castle Gate turn left on to King Street. Turn right at the first set of traffic lights on to East North Street. At the roundabout take the first exit on to Park Street. Turn right into Constitution Street and then right again in Bannermill Place, through a barrier control. On entering the development follow the road round to the left, proceed to the far end and No 219 is marked on the building frontage.



Accommodation comprises

Lounge: 3.86m x 3.12m (12'8 x 10'3) approx.

Dining Area: 4.03m x 3.42m (13'3 x 11'3) approx.

Kitchen: 3.81m x 3.53m (12' 6 x 11'7) approx.

Utility: 1.52m x 1.93m (5 x 6'4) approx.

Bedroom 4: 3.78m x 2.61m (12'5 x 8'7) approx.

Master Bedroom: 4.03m x 3.58m (13'3 x 11'9) approx.

En-suite: 2.79m x 1.90m (9'2 x 6'3) approx.

Bathroom 4: 2.74m x 3.09m (9' x 10'2) approx.

Bedroom 2: 3.83m x 3.09m (12'7 x 10'2) approx.

Bedroom 3: 3.42m x 2.71m (11'3 x 8'11) approx.

(Outside)

Garden

Allocated Parking Space

(Other Information)

All carpets, curtains, window blinds, light fittings and white goods are to be included in the sale. Furniture may also be available if required.

Gas fired central heating. Double glazing. Security entry system.

View this property here

<https://www.aspc.co.uk/search/property/354766/219-Links-Road/Aberdeen/>

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