

ON HOLD



Ardarroch Court, Linksfield Court

2 Bedrooms, 1 Bathroom, Apartment



- Ideal Investment Opportunity
- Ideal for First Time Buyer opportunity
- Close proximity to city centre
- Close to Aberdeen University
- Excellent transport links
- LARN1905074
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Well-presented two-bedroom flat in the popular Ardarroch Court development, close to Aberdeen University, the Sports Village, and the beach. The property features a bright open-plan lounge/dining area, modern fitted kitchen, two double bedrooms with built-in storage, and a stylish bathroom. Benefits include gas central heating, double glazing, secure entry, and private barrier-controlled parking. Excellent transport links and amenities nearby. Spacious open-plan lounge and dining area with large windows providing plenty of natural light

Just a short walk to Aberdeen University, Sports Village, and Pittodrie Stadium. It is close at hand to the beachfront promenade, parks, and supermarkets. Within access of excellent bus routes and close to the city centre and surrounding areas. Ideal for First-time buyers looking for a well-located and affordable home or a Buy-to-let investors targeting strong rental demand from students and professionals. Equally suitable for those looking to downsize or city commuters wanting easy living without outdoor access.

LIVING ROOM The spacious and light-filled living room offers a welcoming and versatile space, perfect for both relaxing and entertaining. Large double-glazed windows allow natural light to flood the room, creating a bright and airy atmosphere throughout the day. The neutral décor provides a blank canvas for personal styling, while the open-plan layout seamlessly connects



the living and dining areas, enhancing the sense of space. Whether you're enjoying a quiet night in or hosting guests, this room is the heart of the home - combining comfort, functionality, and style

KITCHEN/DINER The kitchen/diner offers a bright and sociable space, ideal for modern living. The well-equipped kitchen features a range of contemporary wall and base units, complemented by ample worktop space and tiled splashbacks. Integrated appliances include a gas hob, electric oven, fridge-freezer, and washer/dryer - providing everything you need for everyday convenience. The layout creates a natural hub for both casual meals and entertaining. With space for a dining table and chairs, this area blends functionality with comfort, making it perfect for hosting guests or enjoying relaxed family dinners. A large window allows plenty of natural light, enhancing the sense of space and warmth throughout.

BEDROOM ONE A generously sized double room offering a peaceful and private retreat within the home. Tastefully decorated in neutral tones, the space benefits from a large window that fills the room with natural light, creating a warm and inviting atmosphere. Built-in wardrobes provide excellent storage without compromising on floor space, making the room both practical and stylish. Whether used as a main bedroom or a comfortable guest room, this space offers flexibility



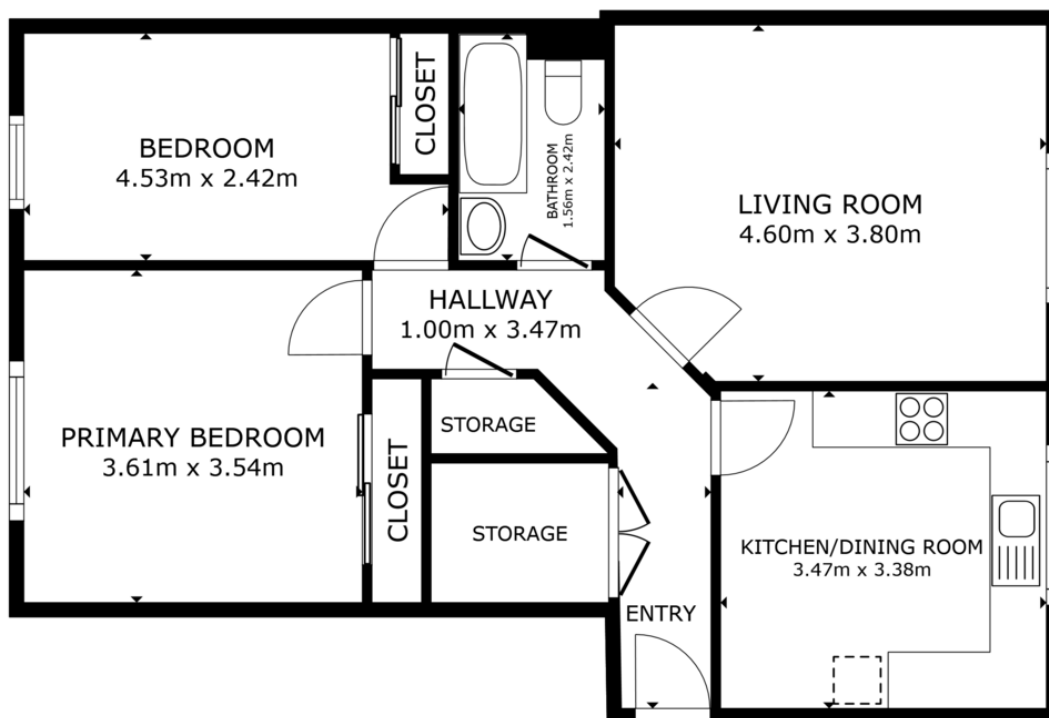
and comfort to suit a variety of lifestyles.

BEDROOM TWO A well-proportioned double room, ideal as a guest bedroom, home office, or study. Featuring neutral décor and a large window, the room enjoys plenty of natural light and a bright, airy feel. A built-in wardrobe offers convenient storage, helping to maximise space and maintain a clean, uncluttered look. Versatile and comfortable, this room adapts easily to suit your needs - whether for rest, work, or relaxation.

BATHROOM The modern bathroom is both stylish and functional, featuring a clean, contemporary design. Fitted with a white three-piece suite, including a bath with overhead shower, pedestal wash basin, and WC, it offers everything needed for everyday comfort. Sleek wall tiling and neutral finishes create a fresh, low-maintenance space, while practical features like a heated towel rail and extractor fan enhance convenience. Ideal for busy mornings or relaxing evenings alike.

EXTERIOR Set within a well-maintained modern development, which benefits from a clean and attractive exterior with landscaped communal grounds and ample green space. The building is accessed via a secure entry system, leading to tidy and factored communal areas. A standout feature is the barrier-controlled private parking, offering residents peace of mind and convenience - a valuable asset so close to the city.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 71.5 m²
TOTAL : 71.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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