



12 Hammerman Drive, Aberdeen AB24 4SH

Fixed Price £175,000

IMPRESSIVE TWO BEDROOM COTTAGE STYLE APARTMENT WITH PARKING

Stronachs

# 12 Hammerman Drive, Aberdeen AB24 4SH

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this TWO BEDROOM COTTAGE STYLE EXECUTIVE APARTMENT with its own exclusive entrance. One of only a few of this style of property within the prestigious Cala development at 'The Campus', early viewing is highly recommended. Freshly decorated throughout and presented in excellent order, this spacious property benefits from gas central heating and full double glazing. Great care has been taken to cater for the everyday requirements of modern living, and yet ensuring there is an abundance of storage space. The accommodation comprises: Entrance Hall; spacious Lounge/Dining Room; modern Dining Kitchen; Master Bedroom with En-Suite Shower Room; second Double Bedroom; and Bathroom. With all items of furniture included in the sale, this is an ideal first time or investment opportunity. The property also has residents parking, essential for city dwellers. The attractively landscaped grounds within The Campus are maintained under a factoring agreement.

The Campus is located a short distance from the city centre and a regular bus service operates nearby facilitates quick and easy access to most parts of the city. The area is well served by local shops serving everyday needs with larger outlets, including Sainsbury and Next stores, located at nearby Berryden and Kittybrewster. Foresterhill and Cornhill Hospital Complexes are within easy walking distance, as is Aberdeen University, with Aberdeen Airport easily accessible. The Victoria and Westburn Parks, with their many attractions, are also close by.

## ENTRANCE HALL



Entered via wooden door with glazed internal panel, this welcoming Hall provides access to the remaining accommodation. Laid with laminate flooring and decorated in neutral tones, there are two ceiling light fittings, and central heating radiator. Four large cupboards provide excellent storage space, one of which houses the meters and has built-in lighting.

## LOUNGE/DINING ROOM 16'7 X 15'4 (5.05M X 4.67M)



A most generous light and airy room to the front of the property, again freshly decorated in neutral tones and benefitting from glazed door to front which leads to patio area, ideal for enjoying the warmer weather. Laid with quality laminate flooring, all the furniture is to remain. Two ceiling light fittings, telephone and television points, and central heating radiator.



## LOUNGE/DINING ROOM



## DINING KITCHEN 11'2 X 9'6 (3.40M X 2.90M)



Another light and airy room, fitted with a contemporary range of wall and base units with complementing work surfaces and ambient lighting, with splashback. Inset stainless steel sink and drainer with mixer tap. The integrated 'Siemens' appliances include washing machine, dishwasher, fridge/ freezer, and electric oven with gas hob and extractor hood over. There is ample space within the room for dining table and chairs. Window to front provides natural light. Ceiling light fitting, television and telephone points, and central heating radiator.

## MASTER BEDROOM 12' X 10'8 (3.66M X 3.25M)



Spacious Double Bedroom, with an open outlook to the rear and benefitting from twin double wardrobes with sliding wooden doors offering hanging and shelf storage. Ceiling light fitting, central heating radiator, telephone and television points. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM



Partially tiled and fitted with a modern white suite comprising wash hand basin and toilet pedestal set in vanity unit, and recessed shower cabinet. Shaver point. Xpelair fan. Ceiling light fitting and central heating radiator. Frosted window to rear allows natural light.

## BEDROOM 2 10'9 X 9'2 (3.28M X 2.79M)



Second good-sized Double Bedroom, again situated to the rear of the property and benefitting from two double built-in wardrobes with hanging and shelf storage and wooden sliding doors. Television point. Ceiling light fitting and central heating radiator.

## BATHROOM 7'6 X 6'6 (2.29M X 1.98M)



Partially tiled and fitted with a contemporary three piece suite comprising wash hand basin and toilet pedestal set in vanity unit, and bath with shower over and glazed shower screen. Ceiling light fitting, central heating radiator, xpelair fan, and shaver point. Window to rear.

## EXTERNAL



Externally the property benefits from well maintained communal gardens grounds, which are maintained under a factoring agreement. Ample residents parking is available. There is a large shared bike shed also offering generous space for additional storage.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with all items of furniture and furnishings and the integrated appliances in the Dining Kitchen.

**COUNCIL TAX BAND - D**

**EPC BANDING - B**













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