

64 Headland Court

ABERDEEN, AB10 7HL



MODERN AND SPACIOUS TWO-BEDROOM 2ND FLOOR APARTMENT



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Situated in a desirable location, number 64 Headland Court is presented to the market in immaculate walk-in condition. The property is protected by a security entry system leading to the entrance hall and the impressive, bright, well-kept communal stairway.

Offering generously sized accommodation and comprising an internal hallway leading to all other rooms, a well-proportioned lounge, a modern fitted kitchen, 2 double bedrooms, both of which have fitted wardrobes and a generously sized modern shower room. In addition, there is a large storage cupboard in the hallway.

The present owners, during their tenure, have upgraded the kitchen and shower room, decorated in a neutral colour throughout and further benefited from full double glazing and an electric heating system.

With its fantastic walk-in condition and central location, this property would be a superb first-time purchase and would suit a professional couple or a fantastic buy-to-let investment. Early viewing is highly recommended.







Bedroom 1

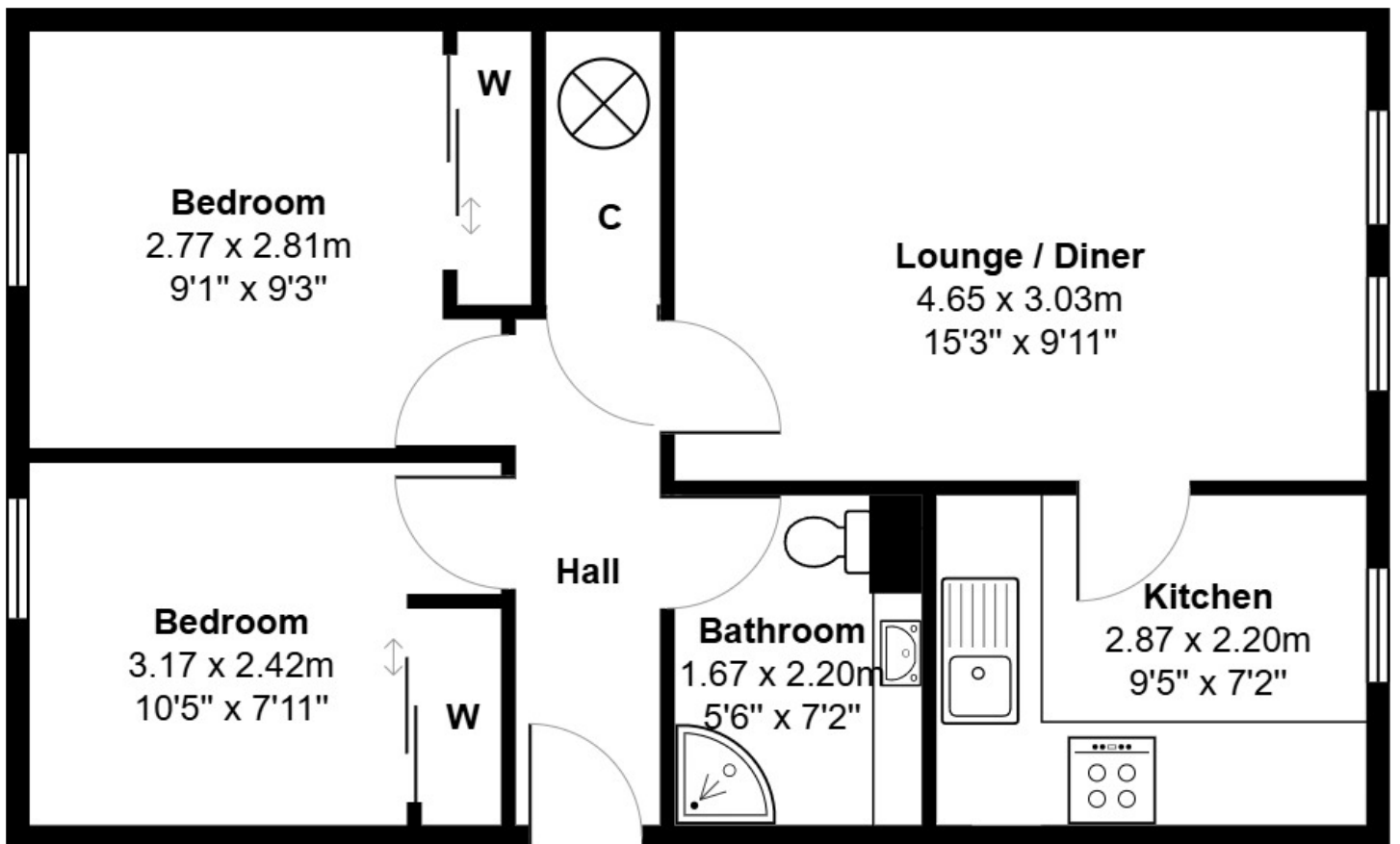




Bedroom 2







Gross internal floor area (m²): 49m²

EPC Rating: C



There are multiple parking spaces available to the rear. The development is set within landscaped grounds which are maintained under a factoring agreement, which includes maintenance and upkeep of the communal areas.





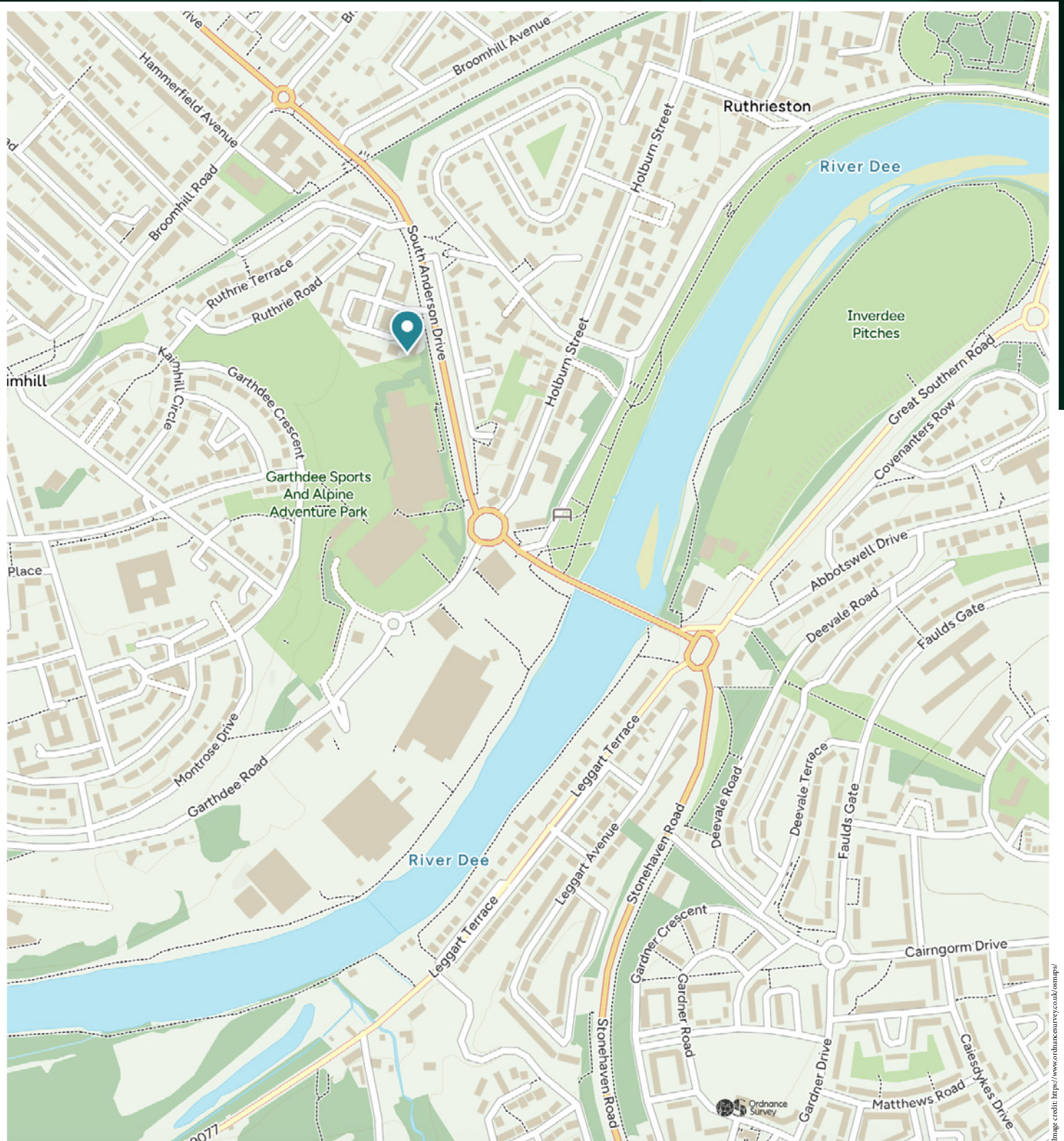
Headland Court is a modern development situated within walking distance from Robert Gordon University's Garthdee Campus. It is well served by an excellent range of community facilities, including a private, state-of-the-art fitness centre, as well as convenient retail amenities at Bridge of Dee.

The development lies close to the city's main arterial routes and benefits from regular local transport, making all areas easily accessible, particularly the industrial districts of Portlethen, Altens, and Tullos. Duthie Park and its renowned Winter Gardens are nearby, offering pleasant walks along the River Dee.

The city centre, approximately two miles to the northeast, is well connected by regular transport services. Aberdeen provides extensive shopping malls, local shops, pubs, restaurants, theatres, and cinemas. Superb recreational and leisure facilities are within easy reach, alongside many activities for outdoor enthusiasts.

Excellent bus and rail services are available, with national and international flights operating from Dyce Airport, approximately nine miles north. The main East Coast Rail network runs from Aberdeen.

The Location



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