



15 Tailor Place | Aberdeen | AB24 4RU

Two Bedroom Executive Property with Private Parking

Offers Over £170,000

We are delighted to offer for sale this well presented executive two bedroom apartment within the prestigious campus development at Hilton. The property offers well proportioned accommodation throughout finished in an attractive neutral decor, allowing a purchaser to take occupancy with the utmost of ease and convenience. Additionally the property offers the much sought after benefit of private parking within the residents car park.

The accommodation itself firstly comprises of a spacious and welcoming entrance hallway providing access to all further accommodation whilst also providing two sizeable storage cupboards with one housing the washing machine, an ideal feature for an open plan kitchen. This open plan kitchen/lounge/dining room is situated to the rear of the property and features an L shaped room allowing the room to feel open and spacious but still with a level of separation.

The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space in addition to under counter units which also house white goods such as the integrated fridge/freezer. The room then leads onto a dining space and further lounge which can easily accommodate a wide range of furniture whilst enjoying french doors to the front of the property allowing plentiful natural light.

The property further features two generously proportioned double bedrooms, both of which benefit from a form of fitted storage with the larger room offering a sizeable wardrobe behind sliding doors. The bathroom has been fitted with a modern suite comprising a w.c., hand wash basin and shower over bath.

To the exterior, the property benefits greatly from the previously mentioned private parking within the residents car park with the surrounding grounds being well maintained by the factors featuring a variety of lawn areas with mature shrubbery.

It is also worth nothing that the property is currently up to regulation standard for leasing.

ACCOMMODATION

Lounge/Kitchen
22'6" x 19'4" (6.86m x 5.89m) approx.
Double Bedroom
10'3" x 9'5" (3.12m x 2.87m) approx.
Double Bedroom
10'2" x 12'2" (3.1m x 3.71m) approx.
Bathroom
7'4" x 6'2" (2.24m x 1.88m) approx.

Gas Central Heating

Double Glazing

Private Parking

EPC Band - C



Kitchen/Lounge



Lounge



Kitchen



Double Bedroom



Double Bedroom



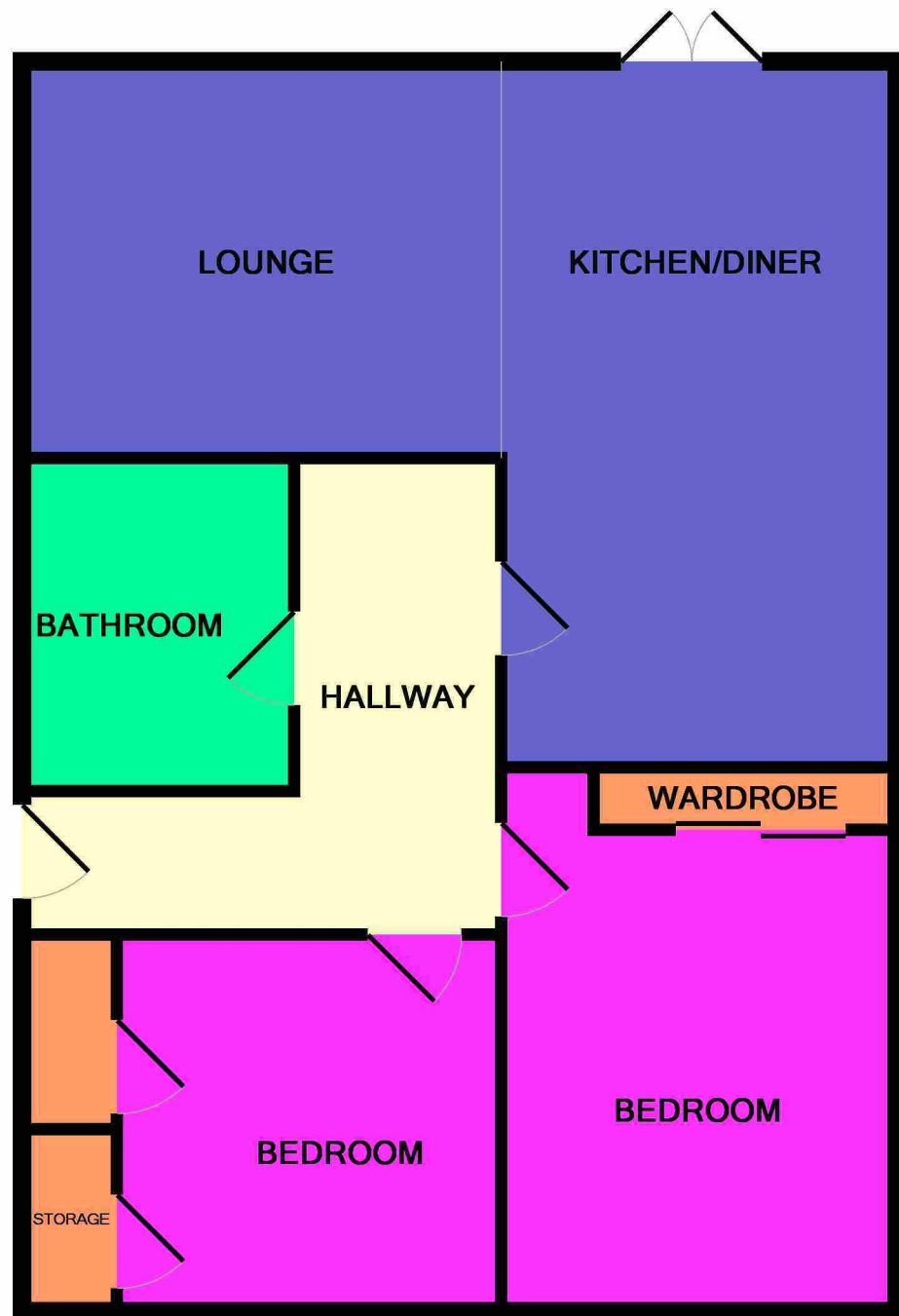
Bathroom



Hallway

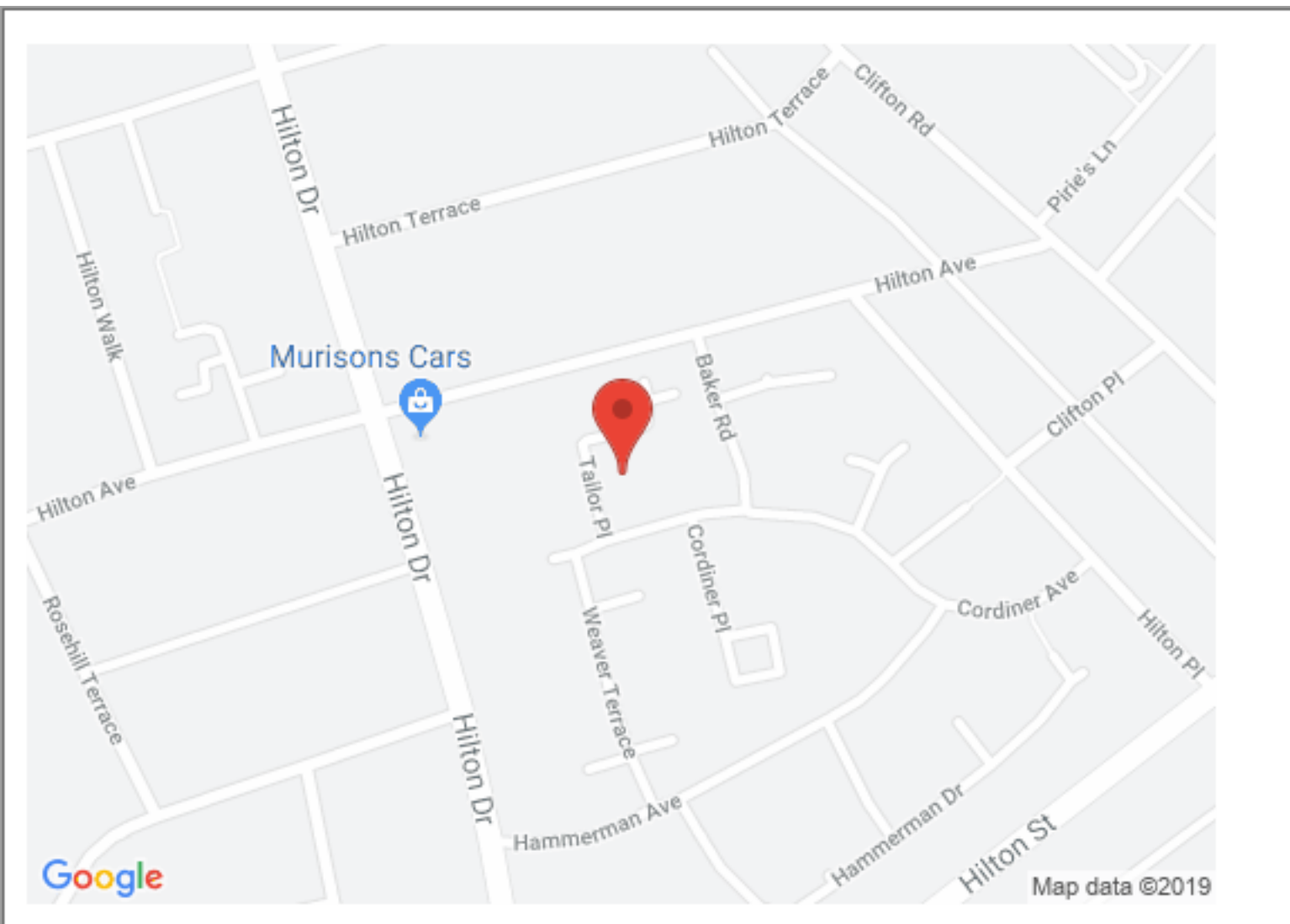


External



Floorplan

Property location



Directions: Travelling from the city centre continue onto Alford Place turning right onto Rubislaw Place and then left onto Albert Street. Continue straight across the first and second set of traffic lights onto Craigie Loanings and then at the next set of lights straight on onto Argyll Place. Then onto Westburn Drive and at the five roads roundabout exit onto Hilton Drive. Continuing short distance along turn right onto Hammerman Avenue then first left onto Weaver Terrace, continue to the end and take a right then first left onto Tailor Place.

Location: The Hilton Campus is a popular location, well positioned for access to the main Aberdeen ring road which provides commuting to Dyce, Aberdeen Airport and Bridge of Don where many of the oil related offices are situated and also across to the south side of Aberdeen. It is also ideally placed for Aberdeen Royal Hospital complex and the area has good public transport facilities making many parts of Aberdeen easily accessible.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

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 close 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.