



16 Queens Avenue | Aberdeen | AB15 6WA

Executive Two Bedroom First Floor Apartment

Offers Over £225,000

Situated within an exclusive development in a prime West End location, we offer for sale this two bedroom first floor apartment which is in true walk-in condition. The property offers particularly spacious accommodation and is presented in fresh decorative order throughout.

The home is entered via a security entry system into the well maintained communal hallway with the staircase ascending to the first floor where the apartment is located. The internal hallway features generous built-in storage space and gives access to all accommodation.

The spacious front facing lounge lounge is decorated in soft, muted shades, creating an ideal space to gather and relax with a pleasant, leafy outlook.

The dining kitchen is fitted with a range of wall, base and drawer units, overlaid with roll front work surfaces and incorporating an integrated electric hob and oven. The fixed dining area provides a useful space, perfectly suited to casual dining.

With a quiet rear facing aspect, the master bedroom is naturally bright having French doors and a Juliette balcony. The room is generously proportioned and boasts a large built-in wardrobe with mirrored sliding doors, further enhanced by the en suite shower room. The second double bedroom is also situated to the rear, benefiting from a built-in wardrobe as well as further space for free-standing furniture.

The home is completed by the well appointed bathroom which features a modern white suite comprising a W.C., wash hand basin and bath with mains shower over, finished with a useful vanity unit, chrome heated towel rail and attractive tiling to the walls and floor.

Outside, the well maintained communal grounds are attractively presented with a range of mature bushes and shrubs. Additionally, there is a shared roof top terrace which is beautifully landscaped, ideal for the residents to enjoy the summer months. Convenient off-street parking is found within the secure underground car park.

- Lounge
19'6" x 12'2" (5.95m x 3.71m) approx.
- Dining Kitchen
12'8" x 9'4" (3.86m x 2.85m) approx.
- Master Bedroom
13'9" x 13'2" (4.19m x 4.01m) approx.
- En Suite
4'6" x 4'3" (1.37m x 1.3m) approx.
- Bedroom 2
12'3" x 8'5" (3.73m x 2.57m) approx.
- Bathroom
7'7" x 7'1" (2.31m x 2.16m) approx.

Gas Central Heating

Double Glazing

EPC Band B

To be included in the sale price are all fitted floor coverings and blinds, together with most curtains and light fittings.



Hallway



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Master Bedroom



Master Bedroom



En Suite



Bedroom 2



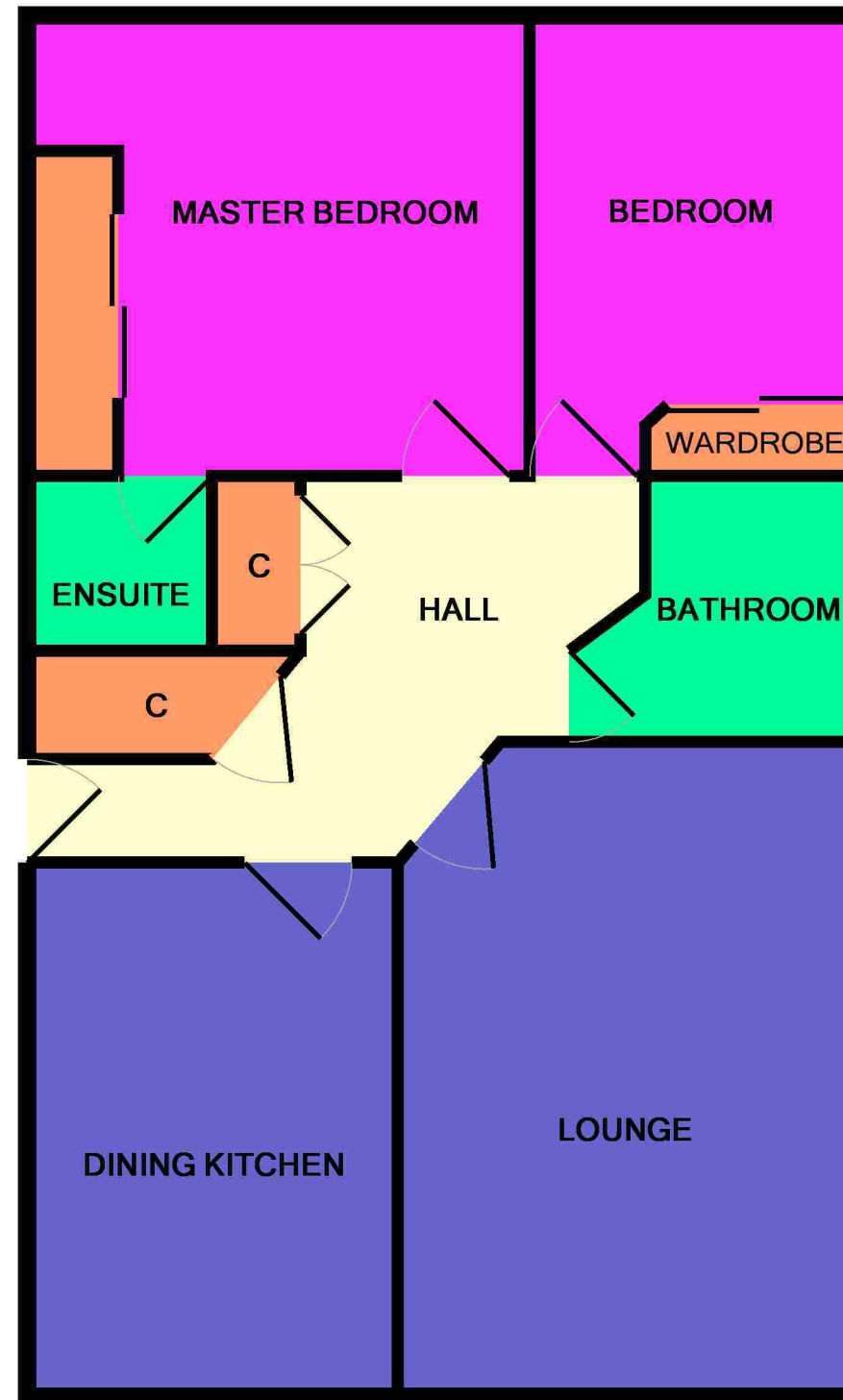
Bedroom 2



Bathroom



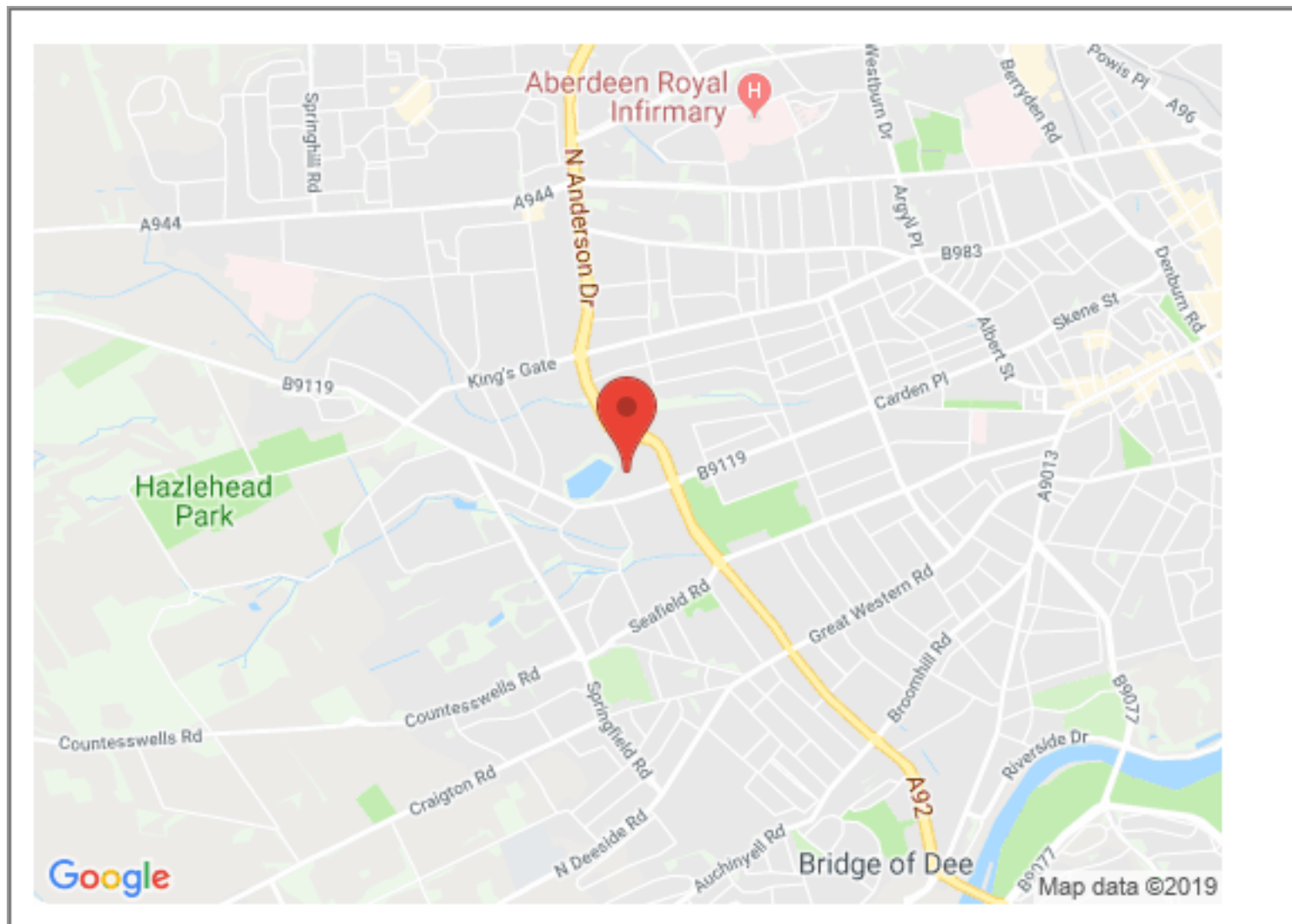
Rooftop Terrace



Floorplan

Viewing By Appointment Telephone 07729 015457 or 07525
359582 By Arrangement with Ledingham Chalmers on 01224
632500

Property location



Directions:

Travel west along Union Street, continue ahead onto Alford Place and Albyn Place. At the Queen's Cross roundabout, proceed ahead onto Queen's Road and continue again over Anderson Drive. Queen's Avenue is the second road on the right.

Location:

Queen's Avenue is situated just off Queen's Road, a desirable Location which is well served by local shops and public transport facilities. Most parts of the city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which is located nearby, with the Location also being particularly convenient for the oil related offices in the West End of the City at Hill of Rubislaw, Westhill, Kingswells and those on the south side of Aberdeen. Given the Location, a wide range of pubs, restaurants and bars are all within relatively easy walking distance.

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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.