



4 Cooper Lane
Aberdeen, AB24 4RX

ledingham
chalmers
estate agency



Lounge/ diner



Kitchen



Dining area view

4 Cooper Lane Aberdeen, AB24 4RX

Unique period property with spacious accommodation

- Stunning two bedroom apartment with en-suite
- Generous room dimensions within a converted building
- Elegant decor and quality flooring throughout
- High ingress of natural light flooding in
- Close to all local amenities
- Gas central heating and double glazing



Two beds.



Two bathrooms.



One public room.

Unique period property with spacious accommodation

This unique property forms part of the Hilton Campus, which was developed by Cala Homes to provide a variety of house styles and apartments, and a blend of new builds and refurbished original buildings. 4 Cooper Lane comes under the latter, it forms part of a 1920 listed granite building and provides very individual accommodation. The flat is only one of three apartments in the block, it occupies the entire first floor and shares its entrance with those properties, and entered at the rear.

With high ceilings, very spacious rooms, and decorative faux balconies, the flat enjoys a very bright and airy ambience, and it has a very leafy and private outlook over the landscaped lawns with a shelter of mature trees. Internally the flat has a modern decorative style and quality fixtures and fittings, and is presented in move into condition.

The entrance hallway storage is spacious and welcoming, with wall mounted security handset and a large cupboard caters for storage needs. The attractive wood flooring runs throughout emphasising the spaciousness of the accommodation.

The lounge and dining room are on open plan, there are windows on two aspects which afford superb natural light, and an eye catching feature is the glass brick wall which forms a natural divide between the seating and dining areas. French doors open to the kitchen, which also has access from the hallway, and this room is fitted with a wide range of wall and base mounted units.



Hallway



Bedroom two



En-suite

Inset to the units there are a range of integrated appliances, and a useful utility room which houses the washing machine is set within it. There are windows on two aspects, and an open view of the granite parapet which runs along the frontage of the building.

The master bedroom has a run of windows on one side, with a single window on another, it has fitted wardrobes and a lovely en-suite with tiled, mains operated shower, vanity units for storage. Bedroom two is also a large double, and features built in wardrobes and ample space for free standing furniture.

The luxury bathroom completes the accommodation has a white suite, vanity furniture and a separate shower enclosure as well as a bath.

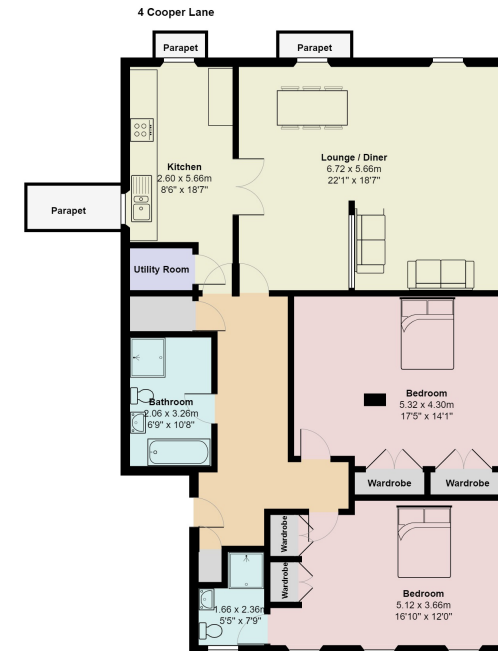
On the outside there are landscaped grounds maintained by a factoring service, bike shed and ample parking.



Master bedroom

Accommodation and plans

Lounge/ diner	22'1" x 18'7"	6.73m x 5.67m
Kitchen	8'6" x 18'7"	2.59m x 5.67m
Utility room	4'11" x 4'7"	1.5m x 1.4m
Lounge/ diner	22'1" x 18'7"	6.73m x 5.67m
Bedroom two	17'5" x 14'1"	5.31m x 4.29m
Bathroom	6'9" x 10'8"	2.06m x 3.25m
Master bedroom	16'10" x 12'0"	5.13m x 3.66m
En-suite	5'5" x 7'9"	1.65m x 2.36m



Directions

From Union Street's west end, turn on to Alford Place, turn right on to Rubislaw Place, then left on to Albert Street, cross Carden Place, on to Craigie Loanings and then Argyll Place and cross at the traffic lights on to Westburn Drive. Continue through the next set of traffic lights and at the roundabout take the fourth exit on to Hilton Street. Turn left on to Hilton Place and left again on to Cordiner Avenue. Follow the road to the right and Cooper Lane is on the right hand side.

Location

Hilton is an established residential area which lies to the north west of Aberdeen city centre. The area is well served by local shops, schools, and a regular bus service and is within easy reach of the city centre, the Aberdeen University Campus at Old Aberdeen, the Aberdeen Hospital complex at Foresterhill and Woodhill House.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224
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Contact us

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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 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.