



**70 Whitehall Road**  
Aberdeen, AB25 2PR

**ledingham  
chalmers**  
estate agency





Lounge





Dining room



Kitchen

**70 Whitehall Road  
Aberdeen, AB25 2PR**

**Immaculate three bedroom self contained  
ground floor apartment**

- Beautiful self contained ground floor apartment
- Three good sized rooms/ 1 en-suite
- Spacious accommodation throughout
- Exclusive garden
- Excellent city centre location
- Gas central heating and double glazing



**Three** beds.



**Two** bathrooms.



**Two** public rooms.



## Immaculate three bedroom self contained ground floor apartment

This most attractive bright and airy three bedroom self-contained ground floor apartment in one of Aberdeen's prime west end locations is offered for sale. All rooms are well proportioned and beautifully presented.

There are high ceilings and large windows allowing ample natural light to flood in. Attractive period features include ceiling roses, ornate cornicing, double height and moulded skirting's, internal Scots pine panelled doors, feature fireplaces and a beautiful bay window on the front aspect.

Early viewing is highly recommended to appreciate the level of accommodation on offer and the tasteful presentation done to create such a beautiful home.

The entrance vestibule has an original hard wood door, mosaic tiles and a half glazed door to the hallway providing light to the area. The inner hall is fresh with natural wood flooring and features a large storage cupboard.

The elegant lounge has a bay window to the front, it has a feature ceiling rose and beautiful cornicing. The fireplace has an ornate surround and the feature wall paper decor completes the look.

Bedroom two is located to the front of the property and has a light and airy aspect with new light carpeting and decor. There is ample space for a variety of freestanding furniture as desired.

The bathroom has been presented to a high standard with a modern white bath with electric shower overhead, recessed shelving, and full height tiling to the bath wall.



Bedroom 2



Bedroom 2





Bathroom

The Master Bedroom has a rear aspect and has sizeable proportions; there is fresh crisp decor, quality carpeting and space for free standing furniture. The ensuite is a beautiful room with a shower cubicle completed with mosaic tiling and rainfall shower head. The current owner has built in cupboards above the ensuite for additional storage.

Viewers will be delighted to find also to the rear of the property a most generous dining room with the main focal point being the beautiful period fireplace. There is a window overlooking the rear garden and access to the kitchen. The decor is fresh and co-ordinates well with the wooden flooring.

The galley style kitchen has been fitted with a good range of stone coloured gloss wall and base mounted units with contrasting work surface. Inset to the units there is an oven with gas hob, integrated dishwasher.

The utility room continues on from the kitchen and has the same units giving a lovely flow of continuity to the rooms. There is garden access via new rear door from the kitchen and completing the accommodation is the most versatile third bedroom with window overlooking the garden.

The front garden has wrought iron fence to the front with low maintenance shrubs and stone chips. To the rear there is an area to the rear door which is exclusively owned by the property this is currently laid with slate chips.

There is also a shared drying green which is laid to lawn. Within the drying green there is an exclusive area of ground which the current owners have a wooden shed which will remain as part of the sale.



Garden

## Accommodation and plans

Lounge	18'1" x 13'11"	5.51m x 4.24m
Bedroom	14'6" x 11'0"	4.42m x 3.35m
Bathroom	8'6" x 4'11"	2.59m x 1.5m
Bedroom	18'7" x 14'11"	5.67m x 4.55m
Dining room	15'3" x 12'7"	4.65m x 3.84m
Kitchen	10'8" x 6'5"	3.25m x 1.96m
Utility room	6'11" x 5'8"	2.11m x 1.73m
Bedroom	10'10" x 6'3"	3.3m x 1.91m

70 Whitehall Road



## **Directions**

To reach the property travel west on Union Street to the top bearing right onto Alford Place then onto Albyn Place. Turn right into Prince Arthur Street, crossing the junctions at Carden Place and Osborne Place. At the "T" junction with Whitehall Place travel straight ahead into Whitehall Road.

## **Location**

Whitehall Road is a wide tree lined street which lies to the west of Aberdeen City Centre and local amenities are close at hand, including the wealth of specialist shops on Rosemount Place. Westburn and Victoria Parks with their lovely walks and recreational facilities are nearby and the property is in the catchment area for Mile End Primary School and Aberdeen Grammar School. Aberdeen Royal Infirmary is within walking distance

## Arrange a viewing

Viewing By appointment telephone 07762 903839 or by arrangement with Ledingham Chalmers on 01224 632500

## 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.