



25 Queens Highlands,
Aberdeen, AB15 4AR

**ledingham
chalmers**
estate agency



Lounge



Lounge



Lounge

Beautifully presented two bedroom luxury apartment with stunning panoramic views

- Two bedroom executive apartment
- Open views across the development towards Dee Valley
- Striking Drumoak kitchen set on open plan with the lounge
- Principal bedroom benefits from an ensuite bathroom
- Ready to walk into condition with high spec finishes
- Private security entry system, lift and secure parking



Two beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this truly impressive two bedroom executive apartment, which has been completed to the highest of standards and located in a prime residential development.

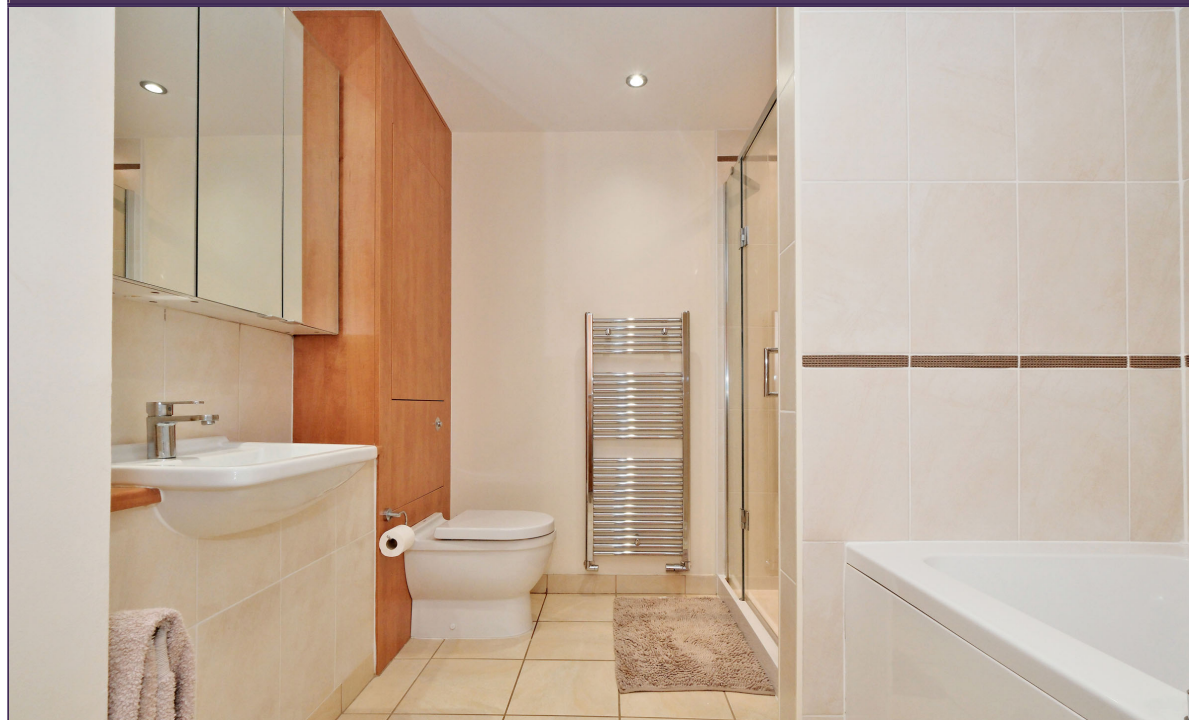
Located on the sixth floor, the property boasts stunning panoramic views across the city, quality fittings, floor coverings, Drumoak kitchen, underfloor heating to most rooms, video entry system, lift access and exclusive allocated parking within a secure under ground car park.

The block is entered via a video entry system into a communal hallways which is extremely well maintained offering sensor lighting, mail box and lift access to the apartment itself. It is worth noting the lift gives access to and from the under ground car park. The apartment has a welcoming reception hallway with Oak flooring, shelved linen cupboard, cupboard housing the hot water tank and additional two storage cupboard. The hallway gives access to all accommodation. The lounge/dining room is on open plan and has south and west facing windows with floor to ceiling windows allowing an abundance of natural light to flood this impressive space.

The lounge area can accommodate a range of furniture and has a wall mounted television while the dining room area has a west facing window and ample space for a sizeable dining table and chairs. Set on open plan with the lounge/dining room is the impeccable Drumoak kitchen and is a real statement within the space, with large island creating a natural divide between the two spaces. The kitchen is fitted with an excellent range of quality light coloured handleless base and wall units with glass splashbacks and wood-effect contrasting worktop, feature under unit lighting, built-in oven, warming drawer, fridge/freezer, washing machine and microwave. The sizeable island houses the induction hob, drawer units, additional storage cupboards to the front and useful breakfast bar.



Bedroom



En Suite



Bedroom

The principal bedroom has a Juliet balcony offering the most spectacular views of the city and beyond. The room has a full wall of wardrobes offering excellent shelf and hanging space and has the added advantage of an en suite bathroom which is part tiled and fitted with cisternless w.c., wash hand basin, double mirror toiletry storage cabinet, double width shower cubicle with waterfall shower, bath with tiling around, heated towel rail and tiled flooring.

Double bedroom two is also of good proportions and has the benefit of a double wardrobe with light wood effect bi-fold doors and stainless steel handles.

Completing the accommodation is the shower room fitted with white suite comprising cisternless w.c., wash hand basin with mirror door toiletry storage above, separate tiled shower cubicle with waterfall shower and glazed door, heated towel rail. There is also concealed storage found above the w.c.

Outside, the property is well positioned in a popular, sought after west end development with a factor in place to maintain the communal areas to the highest of standards. There is an exclusive, secure underground parking space pertaining to the property, as well as visitor parking.



Shower room

Accommodation

Lounge	17'1" x 12'1"	5.21m x 3.68m
Kitchen	16'11" x 10'10"	5.16m x 3.3m
Bedroom	9'8" x 12'10"	2.95m x 3.91m
Bedroom	11'6" x 12'10"	3.51m x 3.91m
En Suite	7'10" x 11'8"	2.39m x 3.56m
Shower Room	7'7" x 7'6"	2.31m x 2.29m



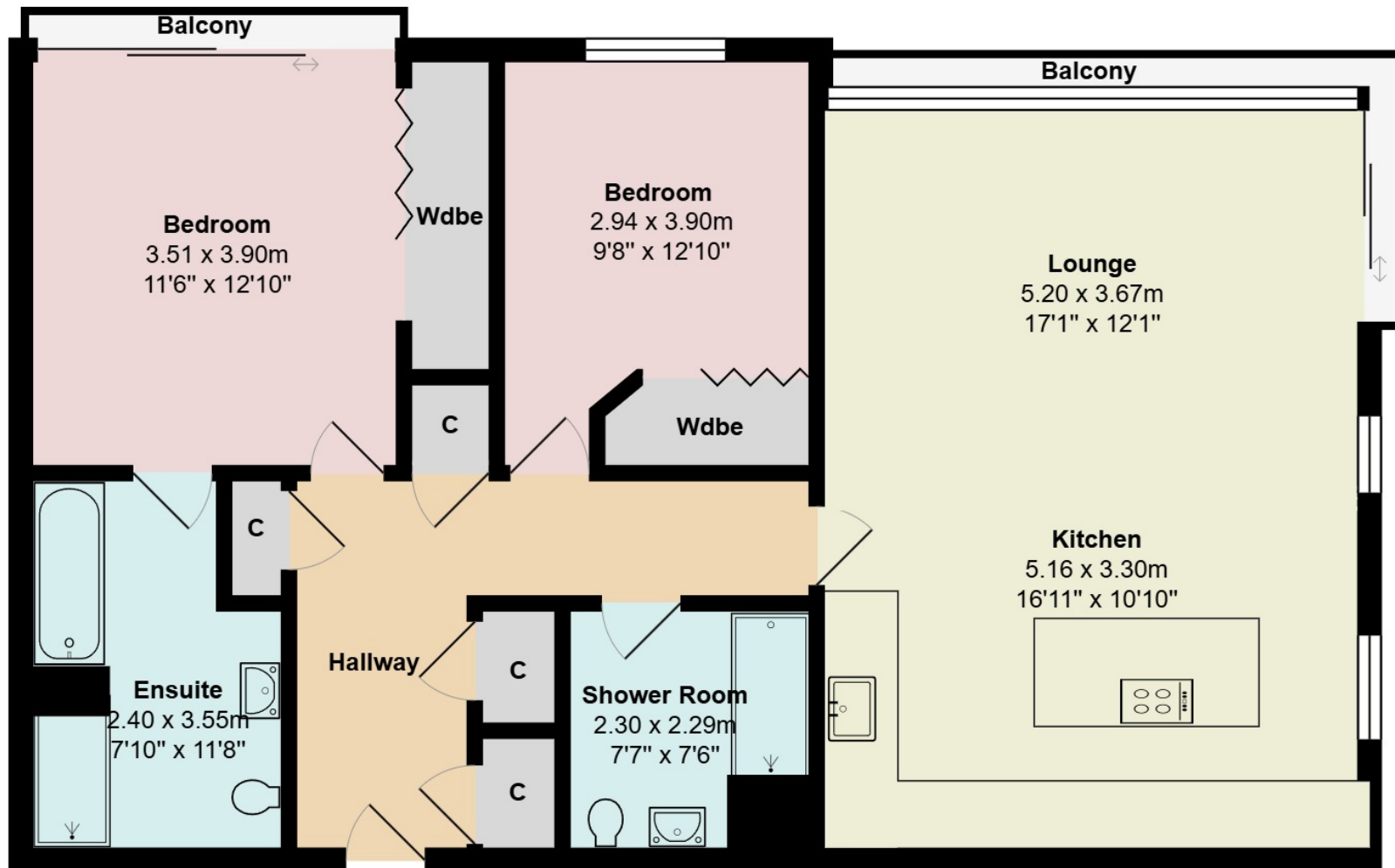
Residents Parking



Exterior

Floorplan

25 Queens Highlands



Directions

From the west end of Union Street continue onto Alford Place and Albyn Place, at the roundabout continue straight ahead onto Queen's Road and at the Anderson Drive roundabout take the second exit and turn first left into the development and onto Queens Parade. At the roundabout take the first exit onto Rubislaw Drive and follow the road, where number 25 is located within the last block on the left.

Location

The Kepplestone Development is situated just off Queens Road, a popular prestigious development comprising similar type properties and detached homes. It gives direct access from Queens Road onto Anderson Drive which makes commuting to both north and south of the city relatively easy. There are also good public transport facilities and within walking distance is a wide range of quality hotels, restaurants and bars. It is also well positioned for commuting to Kingswells and Westhill where many of the office and industrial complexes are situated.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

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