



8 Whinhill Gate,
Aberdeen, AB11 7WG

**ledingham
chalmers**
estate agency



Lounge/Kitchen/Diner



Lounge/Kitchen/Diner

Beautifully presented, ground floor, two bedroom apartment in executive development

- Ideally situated in executive development in Ferryhill
- Freshly decorated throughout and move-in condition
- Outstanding open-plan Lounge/Kitchen/Diner
- Two double Bedrooms with built-in wardrobes
- Landscaped grounds
- Spacious accommodation throughout



Lounge/Kitchen/Diner



Two beds.



One bathroom.



One public room.

Ideally situated within an executive development in the much sought-after location of Ferryhill, we are delighted to offer for sale this superb two bedroom, ground floor apartment within excellent proximity of Aberdeen City centre.

Freshly decorated throughout, this property is truly move-in ready and would be an ideal purchase for any discerning buyer. The development is set within beautifully landscaped grounds with areas of lawn, shrubs and mature trees.

The building itself is well-presented featuring well maintained communal areas with windows drawing in natural light. The property further benefits from being protected by a telephone security entry system.

The welcoming entrance hall to the property grants access to all accommodation, is freshly decorated in neutral tones and benefits from a large walk-in cupboard which houses the central heating boiler and mains hot water tank power system. There is also a second smaller cupboard offering additional storage.

The true heart of this property is the fantastic lounge/kitchen/diner which is on open-plan making this the ideal space for relaxing and entertaining. The square bay window is a fantastic addition offering a pleasant outlook over the landscaped grounds. A second window floods the room with light and extends itself to a spacious dining area.

The kitchen area captures the essence of contemporary vibes with a range of base and wall units finished in stylish cream gloss, with complimenting worktops, tiled splashback and integrated appliances.



Bedroom



Bedroom



Bedroom



Bedroom

There are two spacious double bedrooms both enjoying the added benefit of built-in wardrobes and offer ample space for free-standing furniture as desired.

Completing the accommodation is the bathroom comprising walk in shower powered by mains, WC and wash hand basin with a large wall to wall mirror above.

A noteworthy point is the lovely view of the nearby church as you get a perfect view of the clock.

The property is within walking distance to Aberdeen City centre and Union Square. It is also within the vicinity of fantastic bus and train links, restaurants and Duthie Park is just a short distance away.

Externally there is an exclusive car park for residents and visitors.

This would be an excellent purchase for those looking to take their first steps on the property ladder or perhaps those looking to downsize to a manageable home. Early viewing is highly recommended.

Accommodation

Living Room	22'8" x 13'9"	6.91m x 4.19m
Kitchen	7'4" x 8'6"	2.24m x 2.59m
Bedroom	10'11" x 9'3"	3.33m x 2.82m
Bedroom	10'11" x 8'8"	3.33m x 2.64m
Bathroom	7'4" x 8'4"	2.24m x 2.54m

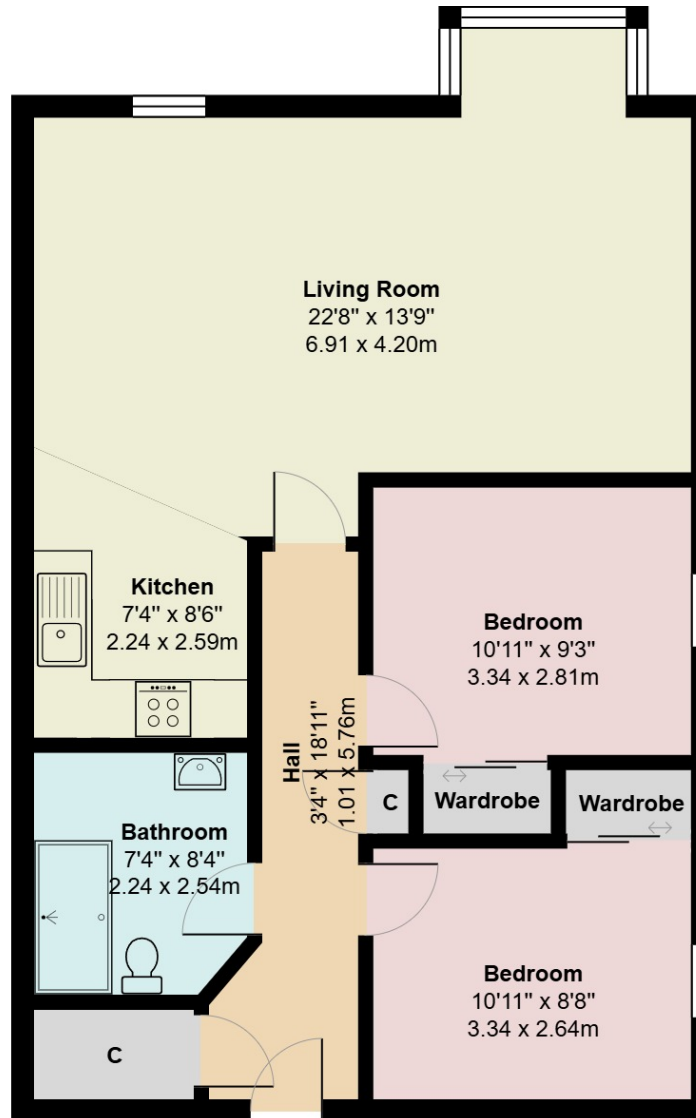


Shower Room



Floorplan

8 Whinhill Gate



Directions

From Union Street turn onto Bon-Accord Street. At the traffic lights travel across and up the hill to the next set of traffic lights. Continue ahead onto Whinhill Road, and then turn left into Whinhill Gate.

Location

Whinhill Gate is situated within the sought after Ferryhill area of the city. The City centre with its extensive range of amenities, including shops, cinemas and restaurants are all within walking distance and the Union Square shopping mall is only a few minutes away by foot. Public transport is readily available in the area, the bus and train stations at Union Square are also within walking distance. Duthie Park with its wide open spaces and winter gardens, and riverside walks along the River Dee are only a short walk from the property.

Arrange a viewing

Viewing 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.