



11 Whitehall Mews,
Aberdeen, AB25 2YY

ledingham
chalmers
estate agency



Lounge (virtually staged image)



Kitchen

**11 Whitehall Mews,
Aberdeen, AB25 2YY**

**Deceptively spacious first floor flat with
parking**

- West End location close to City Centre
- Bright and spacious lounge
- Kitchen set on open plan with the lounge
- Two well proportioned double bedrooms
- Modern shower room
- Exclusive parking space



Two beds.



One bathroom.



One public room.

Enjoying a highly desirable location, just minutes from Aberdeen city centre and Rosemount, we are delighted to offer for sale this attractive two bedroom first floor apartment.

Forming part of an exclusive modern development, the property benefits from an exclusive parking space, security entry system, gas central heating and double glazing throughout.

Upon entering, a welcoming central hallway provides access to all accommodation. Viewers are sure to be impressed by the spacious open-plan lounge and kitchen, a bright and inviting area perfectly designed for modern living and entertaining. The lounge benefits from a charming box bay window with a built-in window seat and useful storage beneath, creating an attractive focal point within the room. Open to the lounge, the contemporary kitchen is fitted with a range of white gloss wall and base units, complemented by co-ordinated work surfaces with matching splashbacks. A large window allows an abundance of natural light to flood the space, while all integrated and freestanding appliances are included in the sale.

There are two generously proportioned double bedrooms, both decorated in neutral tones and benefiting from excellent built-in wardrobes. Completing the accommodation is the shower room fitted with a white suite comprising a shower enclosure with contemporary aqua panelling, WC and wash hand basin.

Externally, the development is accessed via an archway from Whitehall Place, leading to the landscaped communal grounds and private parking area, where the flat benefits from an exclusive parking space to the side of the block.



Bedroom (virtually staged image)



Shower room

Accommodation and plans

Lounge	13'4" x 13'5"	4.07m x 4.09m
Kitchen	8'2" x 9'9"	2.49m x 2.97m
Bedroom	11'3" x 12'11"	3.43m x 3.94m
Bedroom	11'3" x 8'5"	3.43m x 2.57m
Shower room	8'2" x 5'0"	2.49m x 1.52m

Directions

Travelling West along Union Street turn right onto Rose Street and continue until the second set of traffic lights. Turn left onto Whitehall Place and continue ahead. Whitehall Mews is situated on the left-hand side before the next set of traffic lights.

Location

Whitehall Mews, situated off Whitehall Place is conveniently located within easy walking distance of Aberdeen City Centre, as well as a wide range of amenities to be found within the West End and the Rosemount area. These include a range of specialist shops, cafes, restaurants, wine bars, leisure and recreational facilities, Westburn and Victoria Parks, and public transport. The Hospital Complexes at Cornhill and Foresterhill are also within easy reach, and excellent road links ensure ease of access to other parts of the City.

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.

