



15 Queens Avenue,
Aberdeen, AB15 6WA

**ledingham
chalmers**
estate agency



Lounge



Dining



Kitchen

Superb two bedroom apartment in prestigious location

- Spacious accommodation throughout
- Desirable location
- Open plan Lounge and Diner
- Fully-fitted Kitchen with breakfast bar
- Two double Bedrooms one with Ensuite facilities
- Rooftop Garden and Private Parking



Two beds.



Two bathrooms.



One public room.

Ideally located off of the desirable West End street of Queens Road, we are delighted to present for sale this outstanding two bedroom apartment with an exclusive parking space and access to a lovely shared rooftop garden.

This is an excellent opportunity for those looking for a very generous two bedroom apartment with en-suite facilities within walking distance of the city centre, the offices at Hill of Rubislaw, Aberdeen Royal Infirmary or indeed Hazlehead to enjoy Aberdeen's outstanding parks and recreation facilities. The property benefits from generously proportioned accommodation throughout which has been finished in a neutral decor.

The flat itself is entered into the welcoming entrance hallway which permits access to the remaining accommodation along with two useful storage cupboards, one of these being a built in wardrobe with mirrored sliding doors.

The open plan lounge and diner enjoys a pleasant outlook to the rooftop garden and features a dual aspect, filling the room with natural light, creating an attractive bright and airy atmosphere. The room itself allows space for a variety of furnishings focused around the feature fireplace. The dining area is separated by a pillar and a door leads out to the rooftop garden.

The generous dining kitchen has been fitted with a wide range of base and wall units, offering plentiful storage and work surfaces whilst also allowing space for casual dining via the breakfast bar. The white goods include, fridge/freezer, hob, oven, dishwasher and washer/dryer all of which will be included within the sale.



Rooftop Garden



Bedroom



Ensuite

There are two well-proportioned double bedrooms, both of which offer fitted storage. The larger of the two bedrooms features the added benefit of a stylish feature wall and en-suite shower room comprising fully enclosed shower, WC and wash hand basin.

Completing the accommodation is the family bathroom comprising large corner bath, doubler sink nestled within a vanity unit with large wall to wall mirror above, wc and bidet for ease.

A fantastic feature of this well-presented property is the rooftop garden, mostly laid with stone chips complimented by a decking area with seating this is the perfect spot to relax and unwind.

The property offers a convenient location in the west end of Aberdeen with the added benefit of private parking, a much sought after feature.



Bedroom

Accommodation

Living	10'10" x 17'0"	3.3m x 5.18m
Dining	10'11" x 17'0"	3.33m x 5.18m
Kitchen/Diner	13'3" x 9'4"	4.04m x 2.85m
Bedroom	14'7" x 12'8"	4.45m x 3.86m
Ensuite	4'7" x 4'2"	1.4m x 1.27m
Bathroom	11'5" x 9'2"	3.48m x 2.79m

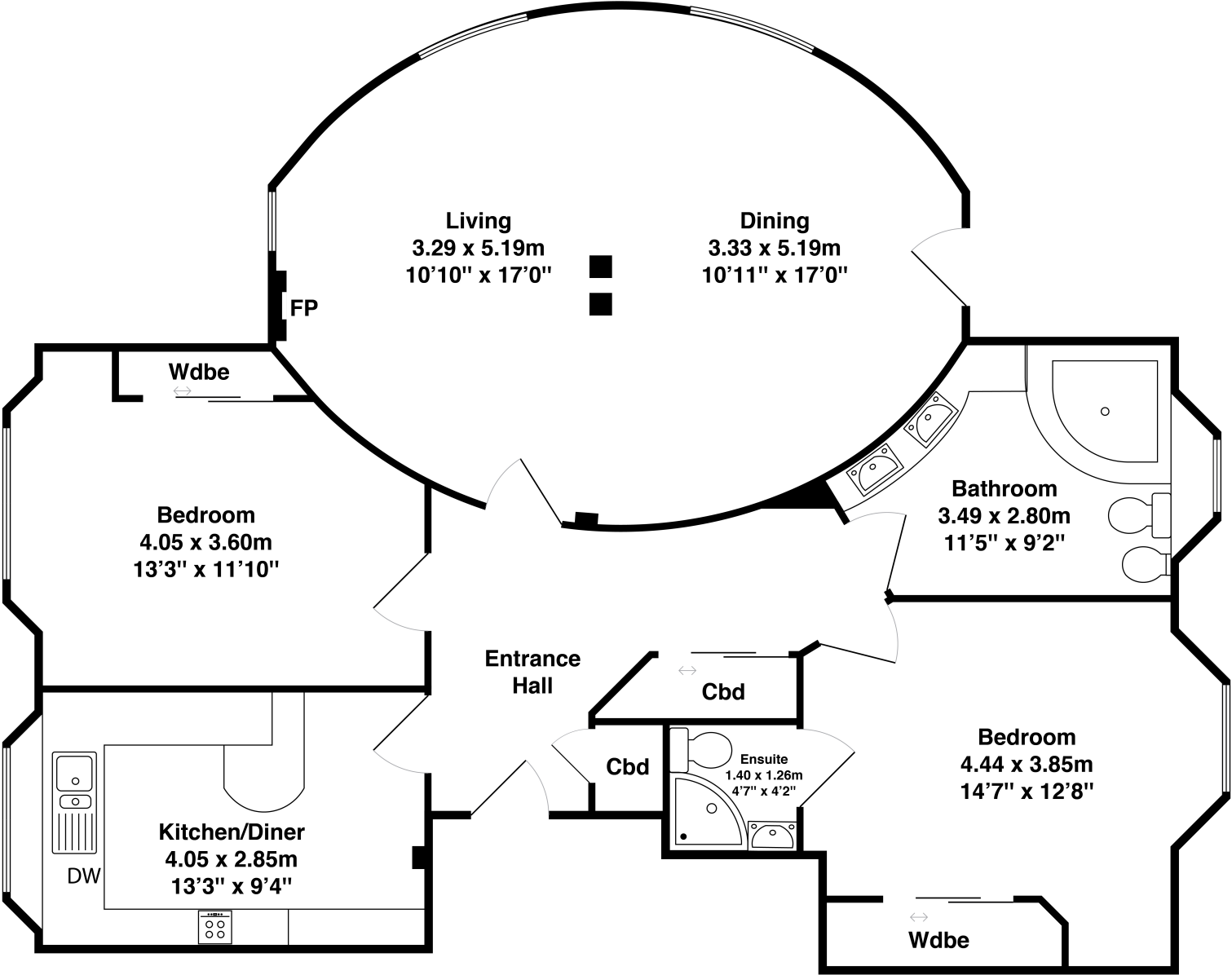


Bathroom



Parking

Floorplan



Directions

Travel west along Union Street, continue ahead onto Alford Place and Albyn Place. At the Queen's Cross roundabout, proceed ahead onto Queen's Road and continue again over Anderson Drive. Queen's Avenue is the second road on the right.

Location

Queen's Avenue is situated just off Queen's Road, a desirable location which is well served by local shops and public transport facilities. Most parts of the city are readily accessible by a variety of arterial routes including the Aberdeen Ring Road which is located nearby, with the location also being particularly convenient for the oil related offices in the West End of the City at Hill of Rubislaw, Westhill, Kingswells and those on the south side of Aberdeen. Given the location, a wide range of pubs, restaurants and bars are all within relatively easy walking distance.

Arrange a viewing

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.