



**46 Rubislaw Square**  
Aberdeen AB15 4DG

ledingham  
chalmers  
estate agency







Kitchen/Lounge



Kitchen/Lounge

**Sold as seen, immaculately presented one bedroom top floor flat.**

- Fantastic location
- Bright, open plan Lounge/Kitchen fitted with modern units
- One Double Bedroom with fitted wardrobe
- Residents parking
- Ideal for first time buyers and landlords
- Any furniture not required can be removed



**One bed.**



**One bathroom.**



**One public room.**



**We are delighted to offer for sale this beautifully presented, one bedroom, top floor executive apartment set in a prestigious development in the west end of Aberdeen.**

The property has been maintained in excellent condition throughout, offering the discerning purchaser the opportunity to move in with ease as all furniture, tv, white goods remote control blinds, curtains and crockery will be included in the sale price. Viewing of this apartment is absolutely essential to appreciate its fine qualities.

The property is entered via video link security entry system to a spacious reception hallway which gives access to all accommodation. The hallway has a built-in storage cupboard, with laminate wood effect flooring and crisp decor giving the hallway a clean and modern finish.

The kitchen is very well presented and boasts an excellent range of quality base and wall units with complimenting worktops and splashback tiling behind. All high quality integrated appliances are included in the sale.

On open plan with the kitchen is the lounge area which benefits from sliding doors leading to a Juliet balcony offering a high degree of natural light to flood this spacious room along with attractive views. The room has been tastefully decorated in neutral tones, laminate wood flooring and there is space for multiple items of free standing furniture.



Kitchen/Lounge



Bedroom



Bedroom

The generously sized double bedroom is flooded with natural light and boasts a triple fitted wardrobe, while still allowing space for additional furnishings.

Completing the accommodation on offer is the bathroom which is fitted with white three piece suite comprising w.c., and wash hand basin set into bathroom furniture with inset mirror and feature downlights, bath and glazed shower screen, heated towel rail, tall shelved storage cupboard and extractor fan.

The property has the benefit of a central resident courtyard area which can be enjoyed when entering and exiting the building. In addition there is a beautiful arboretum within the ground with many interesting protected trees. The property is protected by security video entry system and there is a secure car park for residents, with an allocated space and ample visitor parking.

The property is maintained under a formal factoring agreement for the upkeep of the grounds and mutual areas of which the property forms part of.



Bathroom

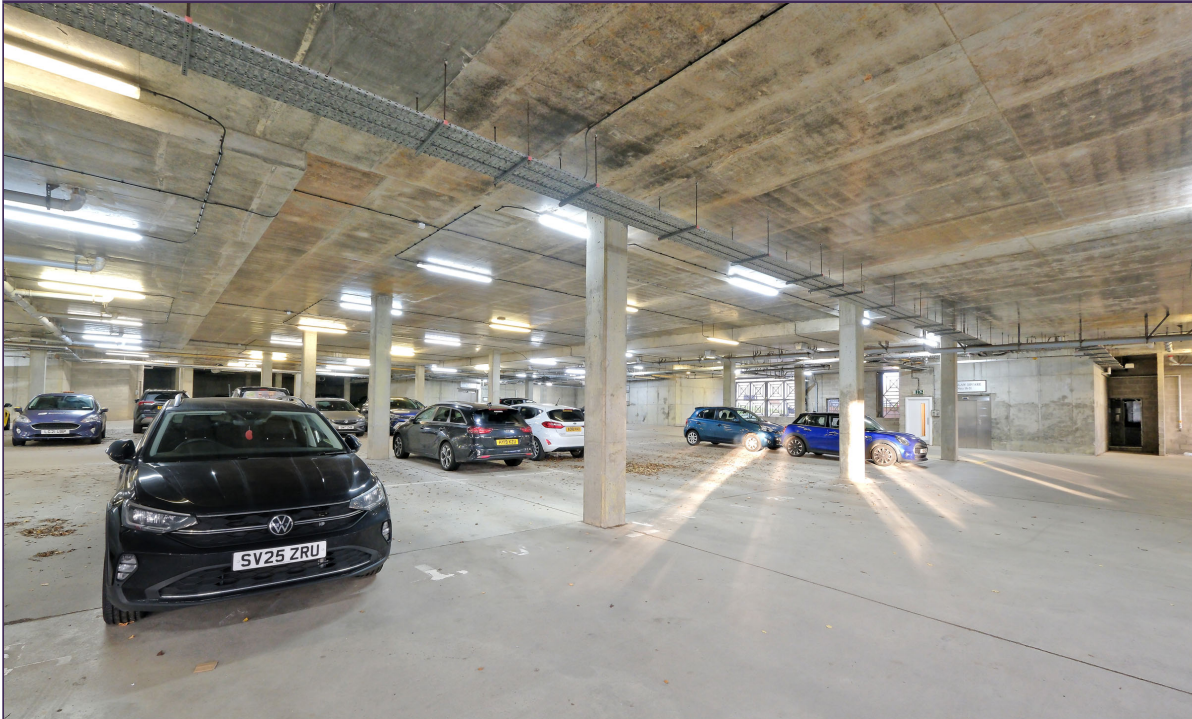


Accommodation

Lounge/Kitchen	12'6" x 24'3"	3.81m x 7.39m
Bedroom	10'6" x 12'4"	3.2m x 3.76m
Bathroom	6'4" x 8'6"	1.93m x 2.59m



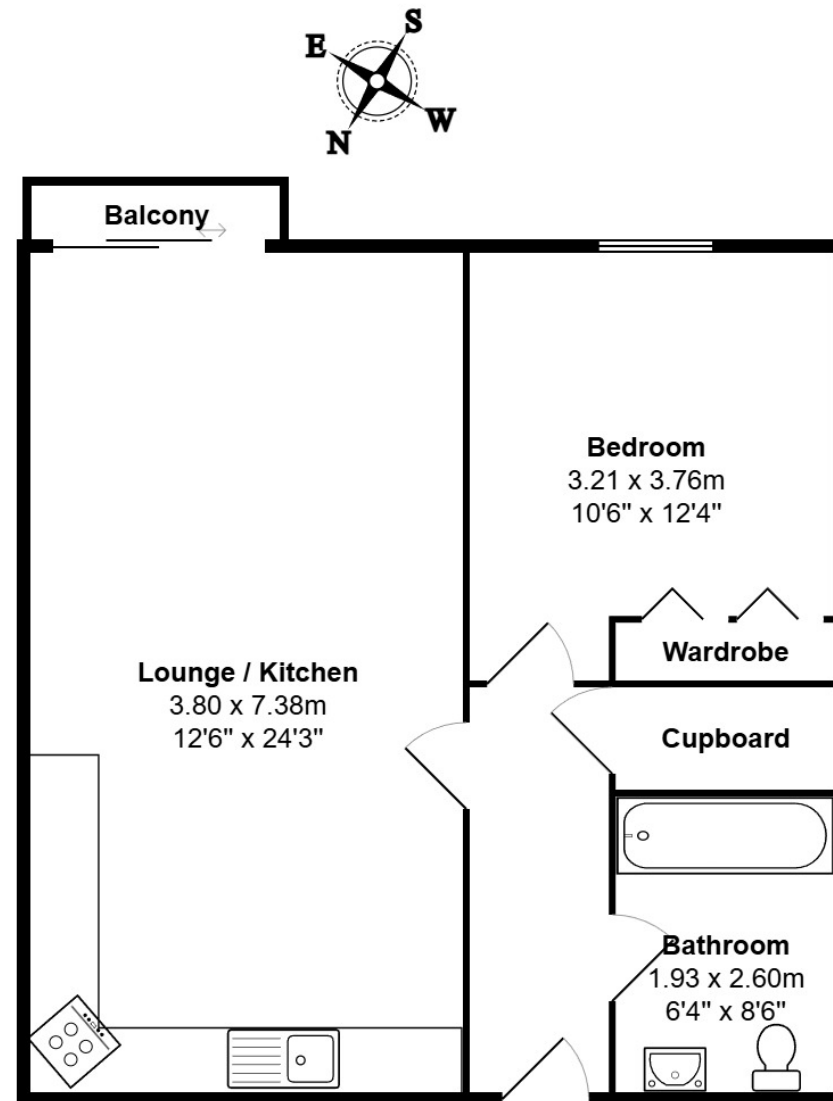
Views



Parking

## Floorplan

### 46 Rubislaw Square



## 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. Rubislaw Square is straight ahead.

## 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

## Contact us

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