

The file cannot be found:  
9 Whitehills Place\_1223.JPG

**9 Whitehills Place**  
Cove Aberdeen AB12 3UQ

ledingham  
chalmers  
estate agency

The file cannot be found:  
9 Whitehills Place\_1253.JPG

The file cannot be found:  
9 Whitehills Place\_1246.JPG

## Beautifully presented family home with exclusive parking

- Three bedroom family home in true move-in condition
- Modern kitchen with area for dining
- Spacious rear facing lounge with garden access
- Excellent storage throughout
- Two exclusive parking spaces
- Landscaped rear garden with pergola

Kitchen

The file cannot be found:  
9 Whitehills Place\_1249.JPG



**Three** beds.



**One** bathroom.



**One** public room.

Dining area

**We are delighted to present for sale this deceptively spacious and immaculately presented three bedroom semi-detached home situated within the popular development of Charleston Cove.**

Built by Kirkwood Homes, one of the area's foremost developers, the property has been finished to an exceptionally high standard throughout and has been meticulously maintained by the current owners.

Featuring contemporary neutral décor, quality carpeting and practical wood effect flooring, the property has been beautifully presented throughout and benefits from a thoughtfully reconfigured kitchen and dining area, excellent storage solutions and well proportioned accommodation. Early viewing is recommended to appreciate the level of accommodation on offer.

The entrance hallway is a warm and inviting space which instantly sets the tone for the quality of finish and decoration style to be found throughout this fine home. Quality wood flooring is complemented by crisp white woodwork, neutral décor and stylish oak doors. The carpeted stairs features a striking black and white balustrade, with a useful cupboard found underneath.

The original kitchen has been thoughtfully enhanced through the creation of a spacious and versatile dining area, resulting in a highly sociable space, equally suited to entertaining guests and everyday family living. The clever incorporation of three internal windows overlooking the hallway allows natural light to flow freely throughout the space. The kitchen is both sleek and practical in design, with light grey wall and base units complemented nicely by black handles, inset stainless steel sink and white subway tiling.

The file cannot be found:  
9 Whitehills Place\_1232.JPG

Principal bedroom

The file cannot be found:  
9 Whitehills Place\_1228.JPG

Bedroom two

The file cannot be found:  
9 Whitehills Place\_1237.JPG

Bedroom three

The file cannot be found:  
9 Whitehills Place\_1226.JPG

Family bathroom

Throughout the kitchen there is a host of appliances including dishwasher, electric hob, oven, washing machine and fridge freezer. The boiler is discretely concealed with a unit in the corner. A half height dividing wall provides space of additional kitchen units while subtly defining the kitchen and dining areas, creating distinct yet connected spaces. The lounge is peacefully located to the rear of the property and enjoys tranquil garden views, with direct access being granted via twin glazed patio doors. The room is large enough for multiple items of free standing furniture.

Upstairs, the principal bedroom is a calming haven, decorated in neutral yet modern tones with light grey carpeting. The room enjoys views over the rear garden and a built-in wardrobe. Bedroom two is also an excellent sized double bedroom and boasts views over the front of the property. A built-in wardrobe provides useful additional storage. Bedroom three is a charming room full of personality, with the same rear aspect views as the principal bedroom. The family bathroom comprise a bath with overhead shower, WC, wall mounted vanity unit with inset sink, textured wall tiling, white tiling to the floor and a chrome heated towel rail. The first floor landing provides access to the loft and benefits from a sizeable cupboard.

Outside, the property has two exclusive car parking spaces directly in front of the property, with a small area of stone chips extending from the front to the side of the property. A gated pathway provides access to the rear garden. The rear garden has been thoughtfully designed with low maintenance at its core. A generous patio area immediately outside the lounge creates an ideal space for outdoor dining and entertaining, with a pergola offering cover. The slabbed patio extends to the rear of the garden, allowing for the sun to be enjoyed throughout the day. The slabbing is wide enough to accommodate a shed if required. Artificial grass with a slate border finishes off the space nicely.

## Accommodation

Lounge	18'0" x 12'4"	5.49m x 3.76m
Kitchen Diner	10'4" x 16'5"	3.15m x 5.01m
Principal bedroom	9'2" x 13'11"	2.79m x 4.24m
Bedroom two	9'2" x 12'6"	2.79m x 3.81m
Bedroom three	8'7" x 9'7"	2.62m x 2.92m
Bathroom	8'7" x 7'4"	2.62m x 2.24m

The file cannot be found:  
9 Whitehills Place\_1264.JPG

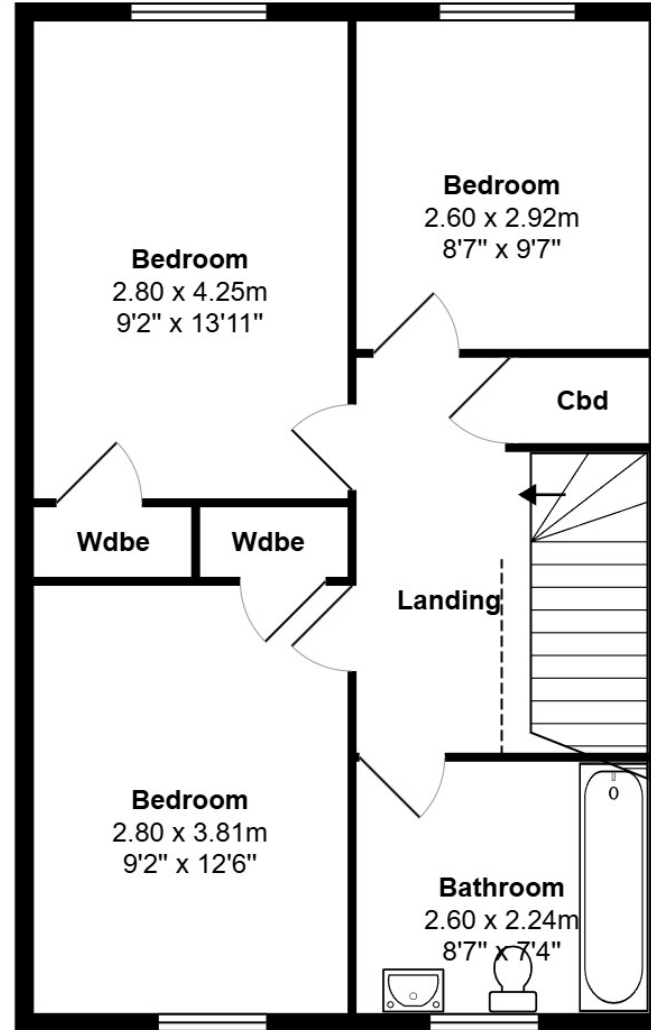
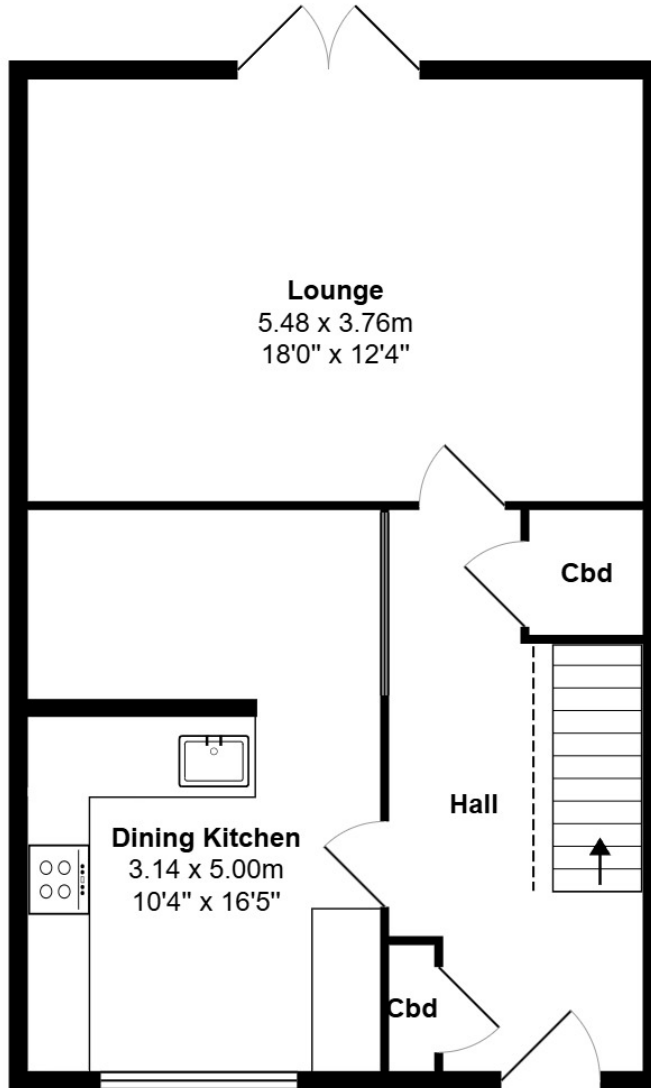
Rear garden

The file cannot be found:  
9 Whitehills Place\_1267.JPG

Rear garden

Floorplan

9 Whitehills Place



## Directions

Travelling south along the Wellington Road, at the roundabout with Makro continue straight across and at the next set of traffic lights turn left into Charleston Road North then turn into Whitehills Drive and Whitehills Place is immediately in front.

## Location

Cove is a charming coastal suburb on the South side of Aberdeen with easy commuting links and public transport to the City Centre. Tullos, Altens and Portlethen are also within easy reach as is the main A90 dual carriageway. Originally a fishing village, the area has expanded in recent years and now provides a mixture of traditional cottages and modern homes, as well as a good range of local shops, Primary Schools and a Health Centre.

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

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)