



16D Whinhill Road,
Aberdeen, AB11 7XH

**ledingham
chalmers**
estate agency



Landing



Kitchen Diner Lounge



Kitchen Diner Lounge

One bedroom top floor flat

- Beautiful move in ready flat in a traditional building
- Fantastic city centre location with nearby Duthie Park
- Modern Dining Kitchen on open plan aspect with Lounge
- Generous Double Bedroom with built-in wardrobes
- Sizeable Bathroom suite with stylish aqua panel
- On street permit parking available



One bed.



One bathroom.



One public room.

This top floor one bedroom flat forms part of a small boutique development of elegant apartments within a Grade B listed building.

Enjoying a light and airy atmosphere with large windows and traditional character enhanced by tasteful contemporary interiors, this modern energy efficient property features gas fired central heating and double glazed windows and will be of appeal to the discerning buyer.

The smart communal entrance and stairwell is shared with just one other property. A staircase rises to the top floor where this flat is located. Upon entering the property, the hallway is presented in neutral tones with complementing carpeting and opens onto the fabulous loft style lounge and dining kitchen.

The open plan lounge and dining kitchen features four large windows boasting an open outlook over mature gardens to the rear and bathing the room in natural light. Simply presented in neutral tones with quality tile style laminate flooring. The kitchen area is fitted with a range of white wall and base units topped with contrasting work surface incorporating stainless steel sink and electric hob with oven below and extractor hood above. A breakfast bar provides a handy informal dining space and the layout of this room will appeal to those seeking a modern lifestyle.



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Bedroom

A good sized double bedroom is located to the front of the property and benefits from neutral decor, quality carpeting and a built-in triple wardrobe provides excellent storage.

The smart and stylish bathroom is fitted with a three piece white suite comprising WC, wash hand basin set within vanity unit with cupboard storage below and bath with aqua panelling and shower attachment. The room is finished in neutral tones with quality flooring.

This is an excellent opportunity to purchase a stylish refurbished traditional property in a sought after location and viewing is genuinely recommended.



Bedroom

Accommodation

Lounge / Diner / Kitchen	14'5" x 23'11"	4.4m x 7.29m
Bedroom	9'10" x 14'8"	3m x 4.47m
Bathroom	6'4" x 8'8"	1.93m x 2.64m
Hallway	9'7" x 8'10"	2.92m x 2.69m



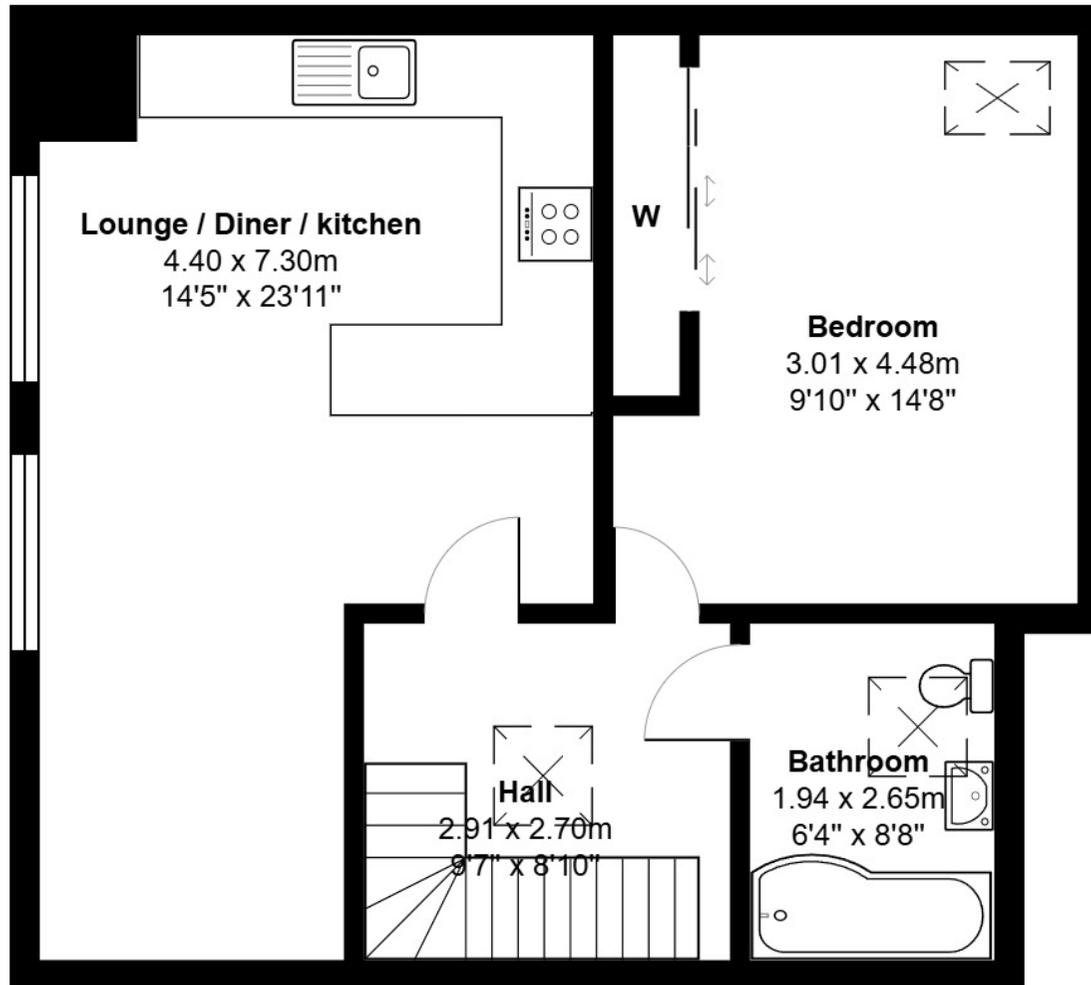
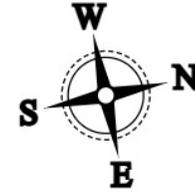
Bathroom



Bathroom

Floorplan

16d Whinhill Road



Directions

From Union Street, turn on Holburn Street, passing by Great Western Road and at the first roundabout, take the first exit on the left onto Fonthill Road. Turn right at the traffic lights on to Whinhill Road and the property lies on the right hand side as indicated by our For Sale sign.

Location

Ferryhill is a popular area well served by local shops and by public transport facilities. The location is within easy walking distance of City Centre and accordingly a wide range of shops, pubs, clubs, restaurants and leisure facilities are all close to hand including the ever-popular Ferryhill House Hotel and primary school. Most parts of Aberdeen City are readily accessible by a variety of arterial routes and the location also offers the opportunity to take advantage of the many attractions of the Duthie Park and the Winter Gardens or to enjoy lovely walks along the banks of the River Dee.

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 appointment telephone **07740 350041** or by arrangement with Ledingham Chalmers on **01224 632500**

Contact us

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