



16 Tailor Place,
Aberdeen, AB24 4RU

ledingham
chalmers
estate agency



Kitchen



Lounge

Well presented, second floor, three bedroom executive flat

- Fantastic location
- Bright Lounge featuring a balcony with fantastic views
- Contemporary, fully fitted Kitchen
- Useful utility cupboard with washer/dryer included
- Three well-proportioned Bedrooms, one with en suite
- Private residents parking



Balcony



Three beds.



Two bathrooms.



One public room.

We are delighted to offer for sale this well presented executive three bedroom, second floor apartment within the prestigious campus development at Hilton.

The property offers well proportioned accommodation throughout finished in an attractive neutral decor, allowing a purchaser to take occupancy with the utmost of ease and convenience. Additionally the property offers the much sought after benefit of private parking within the residents car park.

The accommodation itself firstly comprises of a spacious and welcoming entrance hallway providing access to all further accommodation whilst also providing two sizeable storage cupboards with one housing the washing machine and dryer which will both be included within the sale.

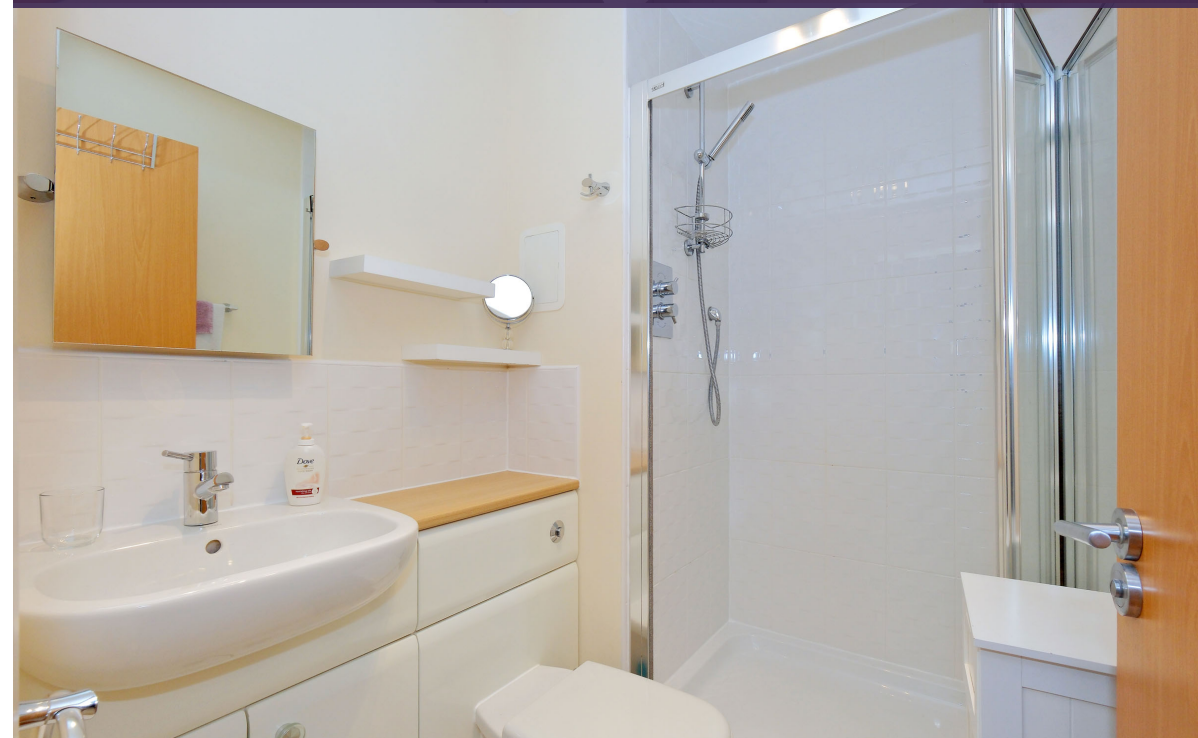
The lounge boasts floor to ceiling windows which flood the room with light. There is a glazed door that opens to a balcony with far reaching views across the city to the sea. The balcony is large enough for a dining table and chairs, to fully appreciate the surroundings.

The kitchen has been fitted with a wide range of contemporary base and wall units providing ample storage and work surface space in addition to under counter units which also house white goods such as the integrated fridge/freezer, oven, hob and dishwasher which will all be included within the sale.

The principal bedroom has superb proportions and features soft neutral decor with co-ordinating carpeting and double fitted wardrobe with mirrored doors. A fantastic added benefit is the en suite which is fitted with a fully enclosed shower, vanity unit with inset W.C and sink.



Bedroom



En suite



Bedroom

Bedroom two and three are equally well presented with fresh neutral decor and a light and airy aspect. Both rooms benefit further from fitted double wardrobes, catering for all storage needs.

A family bathroom with a bath, shower cubicle, WC and vanity storage with inset sink completes the accommodation.

The development is set within beautiful, mature landscaped grounds with areas of lawn, mature trees and shrubs. There are bin stores, which is shared with the rest of the residents within the block. The mutual areas are maintained on contract for an annual fee. There is also a residents car park for off street parking.

Early viewing is highly recommended to fully appreciate the accommodation offer.



Bedroom

Accommodation

Lounge/Diner	14'10" x 16'10"	4.52m x 5.13m
Kitchen	12'10" x 8'6"	3.91m x 2.59m
Bedroom	20'5" x 10'6"	6.22m x 3.2m
En Suite	5'3" x 6'5"	1.6m x 1.96m
Bedroom	10'5" x 12'0"	3.18m x 3.66m
Bedroom	8'5" x 9'11"	2.57m x 3.02m
Bathroom	10'7" x 7'8"	3.23m x 2.34m



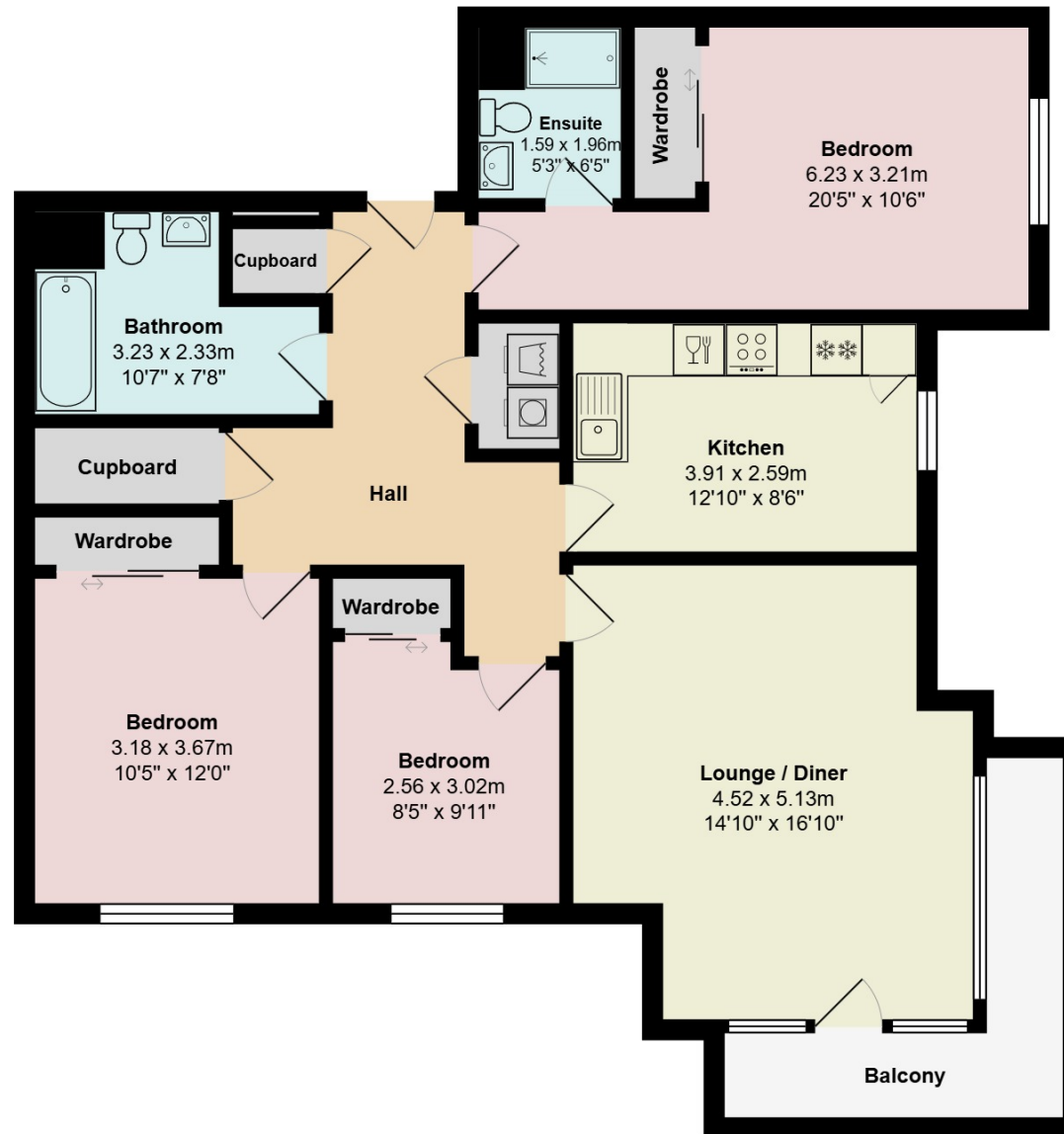
Bathroom



External

Floorplan

16 Tailor Place



Directions

Travelling from the city centre continue onto Alford Place turning right onto Rubislaw Place and then left onto Albert Street. Continue straight across the first and second set of traffic lights onto Craigie Loanings and then at the next set of lights straight on onto Argyll Place. Then onto Westburn Drive and at the five roads roundabout exit onto Hilton Drive. Continuing short distance along turn right onto Hammerman Avenue then first left onto Weaver Terrace, continue to the end and take a right then first left onto Tailor Place.

Location

The Hilton Campus is a popular location, well positioned for access to the main Aberdeen ring road which provides commuting to Dyce, Aberdeen Airport and Bridge of Don where many of the oil related offices are situated and also across to the south side of Aberdeen. It is also ideally placed for Aberdeen Royal Hospital complex and the area has good public transport facilities making many parts of Aberdeen easily accessible.

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.