



87 Whinhill Gate,
Aberdeen, AB11 7WF

**ledingham
chalmers**
estate agency





Lounge

Well presented, one bedroom first floor flat

- Ideal location within close proximity to the city centre
- In move-in condition
- Bright and spacious Lounge with electric fireplace
- Well equipped, fully fitted Kitchen
- Double Bedroom with fantastic storage options
- Beautiful communal Garden grounds



Kitchen



One bed.



One bathroom.



One public room.

Ideally situated within a beautifully maintained retirement development in the much sought-after location of Ferryhill, we are pleased to offer for sale this most attractive one bedroom flat within excellent proximity of Aberdeen City centre.

This immaculately presented property is truly move-in ready and would be an ideal purchase for any discerning buyer. The development is set within beautifully landscaped grounds with areas of lawn, shrubs and mature trees.

The building itself is well-presented featuring well maintained communal areas with windows drawing in natural light. The property further benefits from being protected by a telephone security entry system.

Upon entering this lovely flat, the welcoming entrance hall boasts a fantastic large walk-in storage cupboard accommodating the water tank and electric meter.

The attractive bright lounge has full length opening windows allowing natural light to flood the room. The lounge is completed with neutral décor and an electric fireplace creating a lovely focal point.

Accessed from the lounge, the well equipped kitchen is fitted with a range of base and wall units and with complimenting work surfaces incorporating a stainless steel sink and drainer with splashback behind. The built-in microwave, oven and hob will be included as part of the sale.

The well proportioned double bedroom benefits from multiple fitted wardrobes providing excellent hanging rail and shelf space. This is a well-proportioned room offering ample space for free standing furniture.



Hallway



Bedroom



Shower Room



Communal Lounge

The contemporary shower room has been fully aqua panelled for convenience and features a fully enclosed shower, wc with hidden cistern, wash hand basin vanity and heated towel rail.

This beautiful tranquil purpose built retirement development was built by McCarthy & Stone to an excellent standard, it is well maintained and offers the retired person greater security with the presence of a House Manager and reassurance of an emergency call system. The development has a security entry system with each flat featuring its own alarm system. There is a factoring charge which maintains the attractive communal facilities which provide social events and the development also has its own residents' social committee. Further features include a guest room in the development which is for use of visitors, excellent car parking available, laundry and refuse room.

Purchasers must satisfy the age restrictions which apply within the development whereupon one occupant must be 60 years of age with no occupants being under 55 years of age.

The property is within walking distance to Aberdeen City centre and Union Square. It is also within the vicinity of fantastic bus and train links, restaurants and Duthie Park is just a short distance away. This would be an excellent purchase for those looking to downsize to a manageable home. Early viewing is highly recommended.

Accommodation

Lounge	10'8" x 19'4"	3.25m x 5.89m
Kitchen	8'0" x 8'9"	2.44m x 2.67m
Bedroom	10'2" x 15'3"	3.1m x 4.65m
Shower Room	5'10" x 6'8"	1.78m x 2.03m



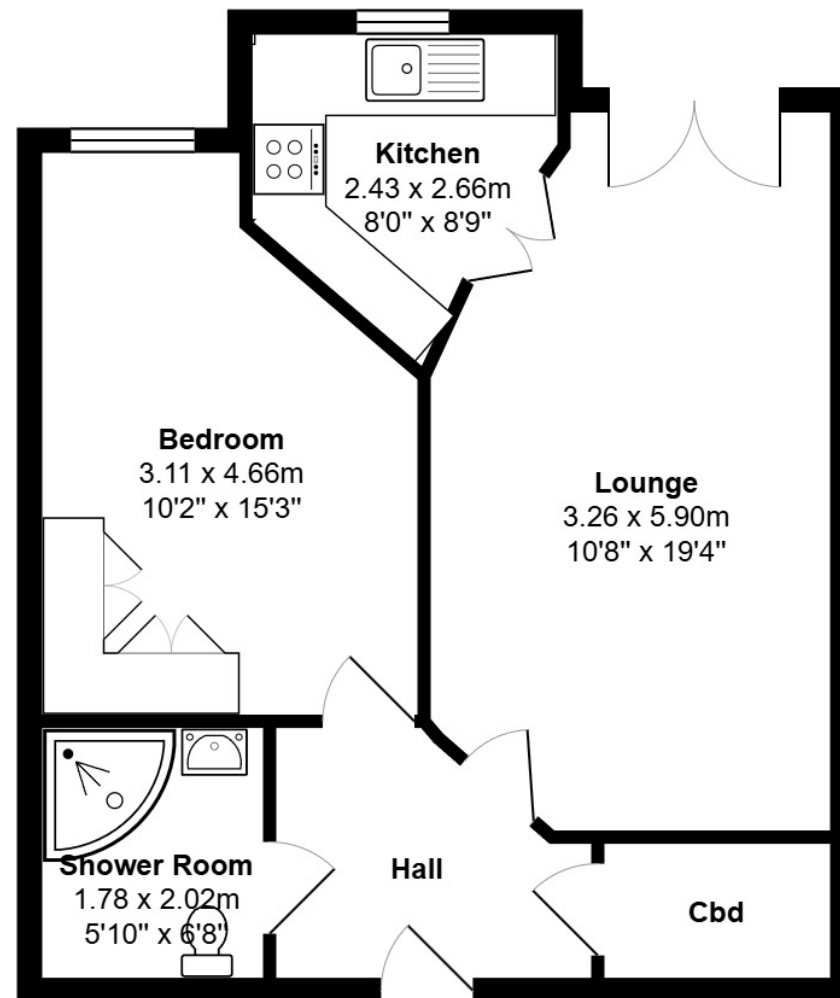
Communal Gardens



Residents Parking

Floorplan

87 Whinhill Gate



Directions

From Union Street turn onto Bon-Accord Street. At the traffic lights travel across and up the hill to the next set of traffic lights. Continue ahead onto Whinhill Road, and then turn left into Whinhill Gate.

Location

Whinhill Gate is situated within the sought after Ferryhill area of the city. The City centre with its extensive range of amenities, including shops, cinemas and restaurants are all within walking distance and the Union Square shopping mall is only a few minutes away by foot. Public transport is readily available in the area, the bus and train stations at Union Square are also within walking distance. Duthie Park with its wide open spaces and winter gardens, and riverside walks along the River Dee are only a short walk from the property.

Arrange a viewing

Viewing By appointment telephone 07941249831 or 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

lcea.com

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.