



**Flat 26, 53-67 Whitehall Road,  
Aberdeen, AB25 2PQ**

**ledingham  
chalmers  
estate agency**





Kitchen



Kitchen

**Well presented two bedroom ground floor flat, in a prime city centre location with private parking**

- Conveniently located on the ground floor
- Each room boasts superb proportions
- Spacious lounge with large front aspect windows
- Two generous double bedrooms with built-in wardrobes
- Allocated parking space in the private car park
- Well placed between Rosemount and the West End



Two beds.



One bathroom.



One public room.

**We are delighted to offer for sale this immaculate and deceptively spacious ground floor two bedroom flat, conveniently located between the West End and the popular Rosemount area of the city.**

The property has been well maintained by the current owners, with each room being well presented in modern tones with quality flooring.

The property is entered via a door to the front or rear of the building, with telecom system being located by the rear door. The communal hallway is well maintained and presented in a clean and tidy manor. Conveniently located on the ground floor the property has a dual aspect over the front and rear communal areas.

Upon entering the property, you are greeted by an entrance vestibule, which leads into the spacious and homely hallway. The hallway is the central hub of the home, which gives access to all of the property's accommodation and boasts one large storage cupboard. A Hive smart thermostat can be found on the wall along with the intercom telephone.

The beautiful lounge is located to the front of the property and boasts excellent proportions, with large windows flooding the room with light.

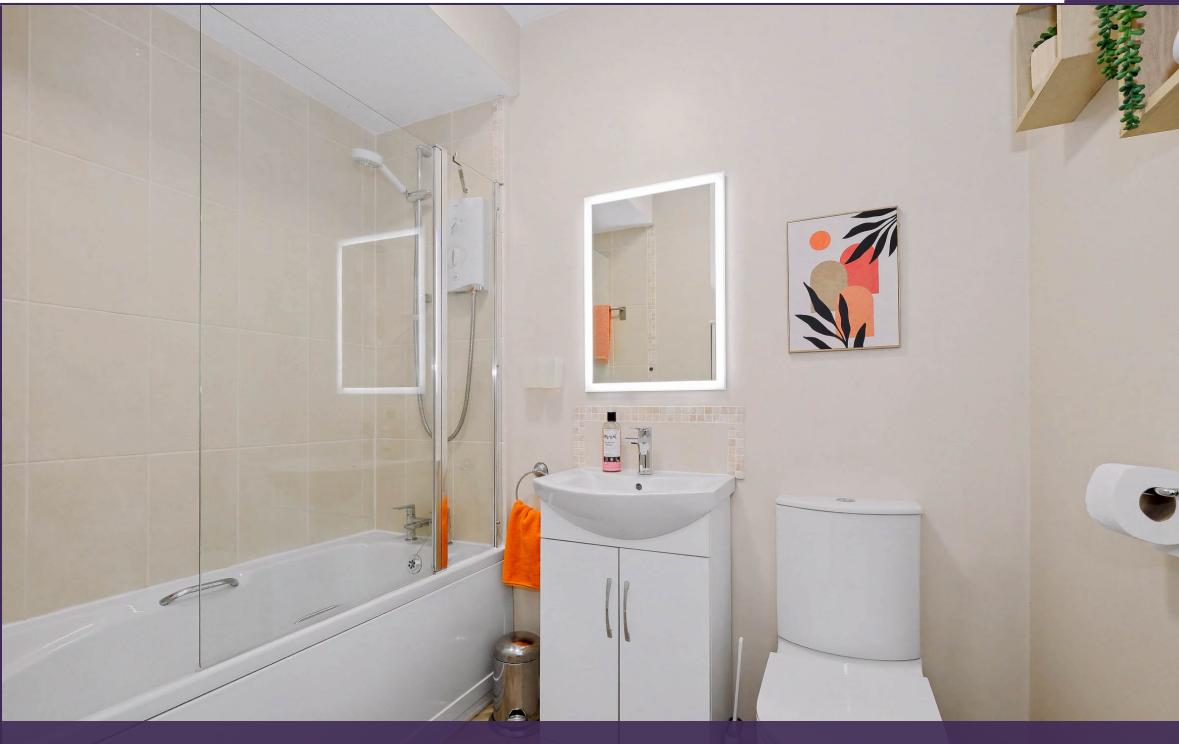
The large kitchen is located to the rear of the property, with a window above the sink giving views over the communal areas. The kitchen is fitted with a range of quality units with co-ordinating worktops, splashback and quality appliances including hob with extractor hood above, oven, washing machine and fridge/freezer. There is a useful breakfast bar which creates a lovely spot for dining or entertaining.



**Bedroom**



**Bedroom**



Bathroom



Bathroom

There are two generous double bedrooms, one located to the front and an other to the rear. Both rooms are decorated in modern tones with quality flooring and fitted with double door built-in wardrobes.

The centrally located bathroom has been upgraded over the years and comprises WC, hand wash basin with storage vanity unit below and bath with shower overhead.

The property benefits from an allocated parking space to the rear with a number of visitor spaces available. The flat has shared ownership of an external storage cupboard.

The garden grounds have been thoughtfully landscaped, with multiple flower beds including mature shrubbery and trees. There is multiple slabbed paths leading to the car park and Whitehall Road. There are communal bins which are located in a bin store and is cleaned on a regular basis by the factor. The well maintained communal areas are overseen by an appointed factor, which includes the cleaning of the communal hallway, gardening of the communal areas and arranging of any necessary works.

## Accommodation

<b>Living room</b>	15'11" x 10'11"	4.85m x 3.33m
<b>Principal bedroom</b>	15'11" x 9'4"	4.85m x 2.85m
<b>Bedroom</b>	13'4" x 9'0"	4.07m x 2.74m
<b>Kitchen</b>	15'10" x 7'8"	4.83m x 2.34m
<b>Bathroom</b>	7'1" x 5'9"	2.16m x 1.75m

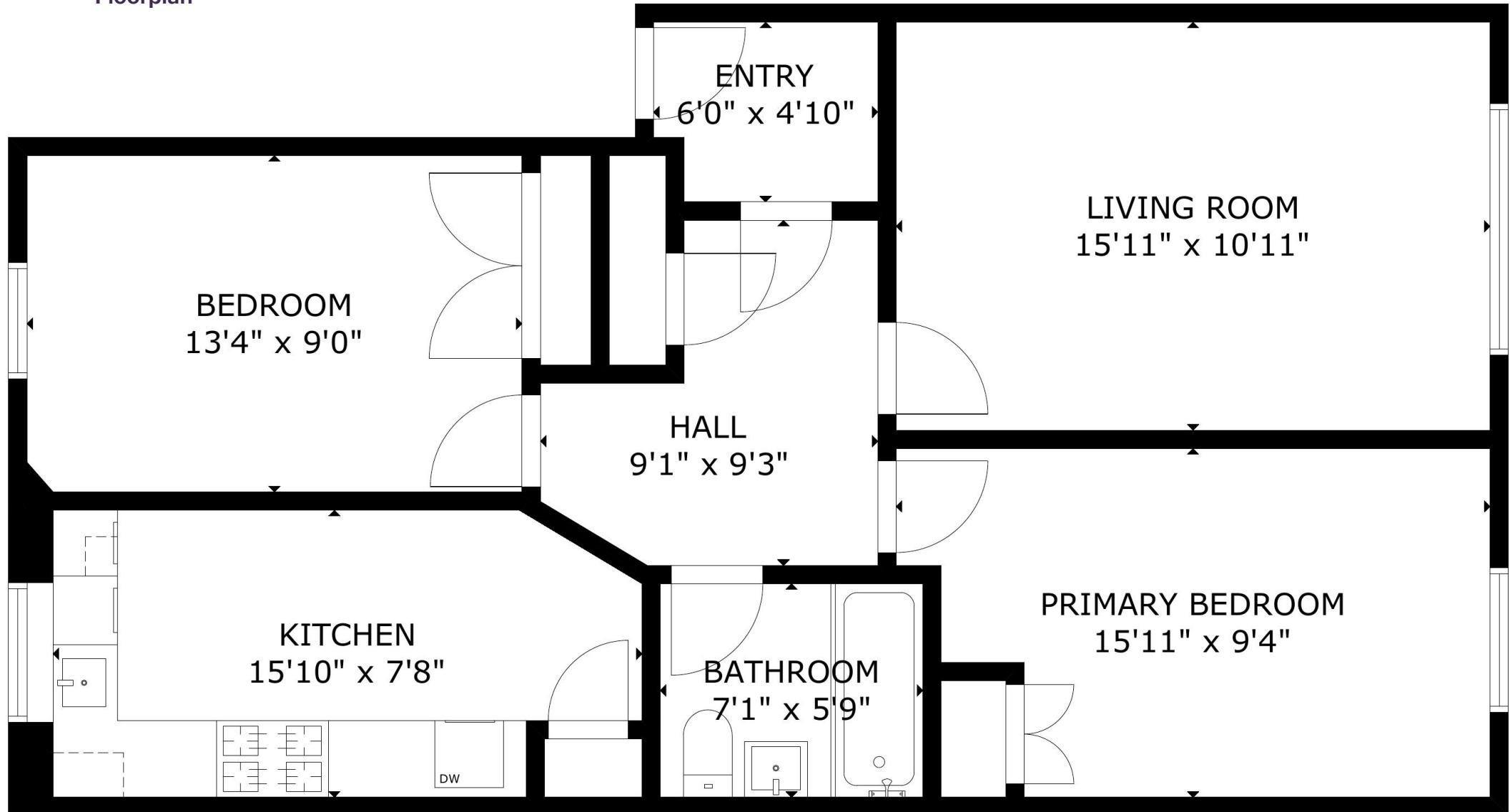


Car park



Exterior

Floorplan



GROSS INTERNAL AREA

TOTAL: 757 sq.ft

GROUND FLOOR: 757 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Directions

From Union Street turn right onto Rose Street, at the traffic lights turn left onto Skene Street, continue onto Carden Place, through the traffic lights and then next right onto Prince Arthur Street, across Osborne Place, across Whitehall Place and onto Whitehall Road and No.53-67 is on the left hand side. The private parking area is located immediately to the rear of the property.

## Location

Whitehall Road is a popular tree-lined street in the heart of the City's fashionable west end. The City centre is within walking distance and offers a wide range of business, shopping and recreational facilities. The property is well placed within the catchment area for Mile End Primary School and Aberdeen Grammar School and there are a number of private schools in the City all within easy reach of the property. Local convenience stores are available and there is a regular bus service to and from the City centre.

## 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.