



74E Queens Road
Aberdeen AB15 4YE

**ledingham
chalmers**
estate agency



Lounge



Dining area



Kitchen

Deceptively spacious top floor two bedroom apartment with parking

- Envious top floor positioning with far reaching views
- Large lounge with room for dining
- Bespoke kitchen with a host of appliances
- Principle bedroom boasts an ensuite shower room
- Beautifully appointed family bathroom
- Allocated parking space



Two beds.



Two bathrooms.



One public room.

Situated in Aberdeen's prestigious West End, we offer for sale this impressive, exceptionally spacious and versatile two bedroom top floor flat with parking.

This well appointed top floor flat forms part of an impressive conversion of a traditional granite building. The building can be entered from the front and the rear, giving enhanced ease of access. The communal hallways is spacious and is full of grandeur and appeal. Ascending the stair case to the second and final floor, the flat is located on the right and shares this level with only on other property.

Upon entering you are greeted by the entrance hallway, with the main internal hallway located up a few steps. The modern family bathroom is located off of the the entrance hallway and comprises bath with over head shower, wall mounted vanity unit with inset sink, WC and tiling to the walls. The room is completed by a ceiling velux and quality wood effect flooring. A large walk-in cupboard is located opposite the bathroom.

The internal hallway is an open space and gives a light and airy feel from the offset. Both bedrooms are located from this hallway, with both enjoying peaceful rear aspect views. Bedroom two benefits from a built-in wardrobe. The principle bedroom is enhanced by an ensuite shower room comprising walk-in shower, white gloss vanity unit with storage and inset sink, wc and heated towel rail.

Viewers are bound to be impressed by the expansive lounge, with three large windows framing the open views towards the playing fields and beyond. The room also has ample space for separate areas for both lounge and dining furniture, while also having two large walk-in cupboards which are both fitted with light.



Kitchen



Bathroom



Bedroom



Ensuite

The striking modern kitchen has been installed in recent years, being expertly installed and designed by Thistle Kitchens, who are known for their quality of finish. A range of dark and light grey coloured shaker units house a host of quality integrated appliances including oven, microwave, induction hob, extractor fan, washing machine and dishwasher. A bespoke dresser is a lovely finishing touch to the space and provides additional storage. The room is also large enough for a dining table and chairs for informal dining. There is a utility cupboard accessed from the kitchen where the boiler can be found.

Outside, there is an allocated private parking space situated to the rear of the property along with visitor parking spaces. There is also a residents' shared bin store located to the rear.

The well maintained communal areas are managed by an appointed factor, with a monthly charge being payable.

Accommodation

Lounge	25'0" x 17'7"	7.62m x 5.36m
Kitchen	8'2" x 19'4"	2.49m x 5.89m
Bedroom	11'5" x 15'6"	3.48m x 4.73m
Ensuite	7'7" x 5'0"	2.31m x 1.52m
Bedroom	8'10" x 11'8"	2.69m x 3.56m
Bathroom	5'2" x 10'2"	1.58m x 3.1m

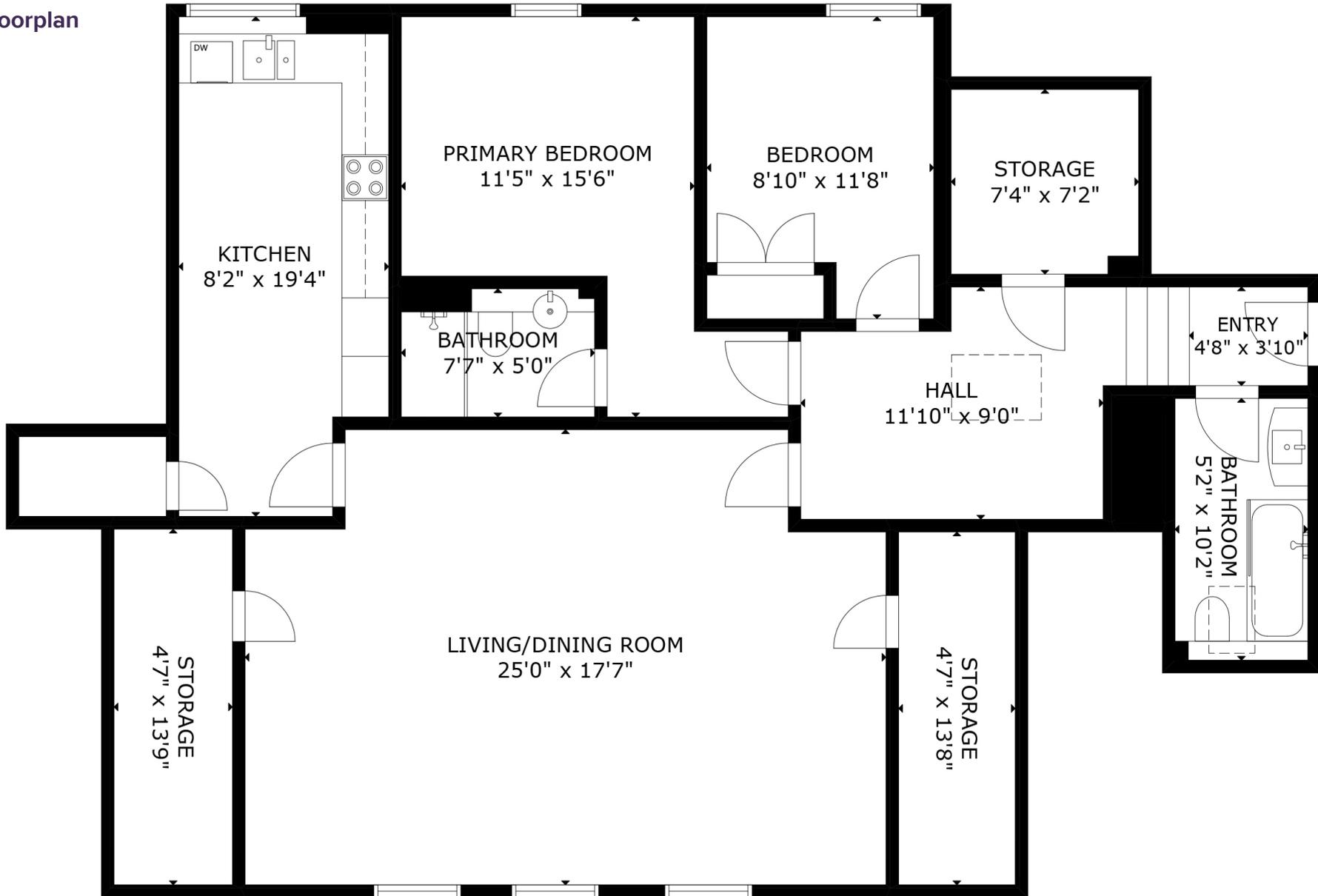


Bedroom



Car park

Floorplan



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 1,312 sq ft
GROUND FLOOR: 1,312 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Directions

Queens Road is best reached by traveling westwards along Union Street, Albyn Place and thereafter on to Queens Road. Continue for some distance and just prior to approaching the roundabout on Anderson Drive, No 74 is set back from the main road within landscaped gardens on the right hand side of the street.

Location

Situated in the heart of the City's West End, the local amenities are excellent and include educational facilities of a high standard from pre-school upwards. Health and Leisure facilities and sports amenities are available nearby and the city's vibrant night life with its fine dining establishments and excellent entertainment facilities are at hand. A multitude of primary and secondary schools are in the area. The private schools of Robert Gordon's College, Albyn School and St. Margarets, together with Aberdeen University, its associated Medical School and Robert Gordon's University offer education to match the best. The many business and industrial parks throughout the city, particularly the offices at Hill of Rubislaw are within easy reach and the International Airport at Dyce is easily accessible. Local shops are available on Queens Road with a wider selection on offer in the city centre to which a public transport network provides easy access.

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

lcea.com