



12A Whitehall Mews,
Whitehall Place, Aberdeen, AB25 2YY

**ledingham
chalmers**
estate agency



Hallway



Lounge

Two bedroom top floor flat

- West End location close to City Centre
- Undercover Allocated Parking for two cars
- Two well proportioned Double Bedrooms
- Quality Kitchen with appliances included
- Bright and spacious Lounge
- Large, multi-purpose, readily accessible Loft space



Lounge



Two beds.



One bathroom.



One public room.

Located on the top floor of a modern development in a traditional building, we are delighted to offer for sale this most attractive two bedroom flat ideally situated in a highly desirable West End location only minutes from the City Centre.

Presented for sale in true move in condition, this superb property is tastefully decorated in fresh neutral colours throughout. The property is serviced by gas central heating along with benefiting from full double glazing, a security entrance system and an undercover private parking area offering parking for two cars.

Upon entering, a spacious and welcoming hallway invites you into the property and leads through to all accommodation. There is access to a full length shelved storage cupboard and a hatch provides access to the loft which is accessed by a ramsay ladder and equipped with power and light. Worthy of mention, the loft runs the whole width and length of the property with good head room, offering extensive additional space. This fantastic space would be suitable for a variety of uses including a home office, gaming room or crafting space.

The lounge is generous in size, featuring a bay window offering picturesque views of the Aberdeen city skyline and beyond. The generous proportions allow space for a variety of both living and dining furniture.

The bright and airy modern kitchen boasts a large window drawing ample natural light into the room. The kitchen is fitted with a range of quality units at high and low level with co-ordinating work surfaces and splash back tiling behind. The worktops incorporate a stainless steel single drainer sink unit with mixer tap and a range of appliances, all of which are to be included as part of the sale.



Kitchen



Kitchen



Bedroom



Bedroom

There are two good sized double bedrooms with fresh decor, fitted carpet and excellent built-in storage, with further space available for a range of bedroom furniture.

The shower room is fitted with a white suite and extensive quality tiling to the walls. The room boasts a large built-in corner shower cubicle with modern aqua panelling, wash hand basin and WC.

Externally, an archway off Whitehall Place provides access to the private car park and landscaped shared grounds of the exclusive development. There is an allocated undercover parking space offering parking for two cars.

Viewing is highly recommended to appreciate the fantastic location and quality of accommodation on offer.

Accommodation

Lounge	12'11" x 14'8"	3.94m x 4.47m
Kitchen	9'7" x 7'11"	2.92m x 2.41m
Bedroom	12'11" x 10'7"	3.94m x 3.23m
Bedroom	8'4" x 10'7"	2.54m x 3.23m
Shower Room	4'1" x 9'9"	1.24m x 2.97m



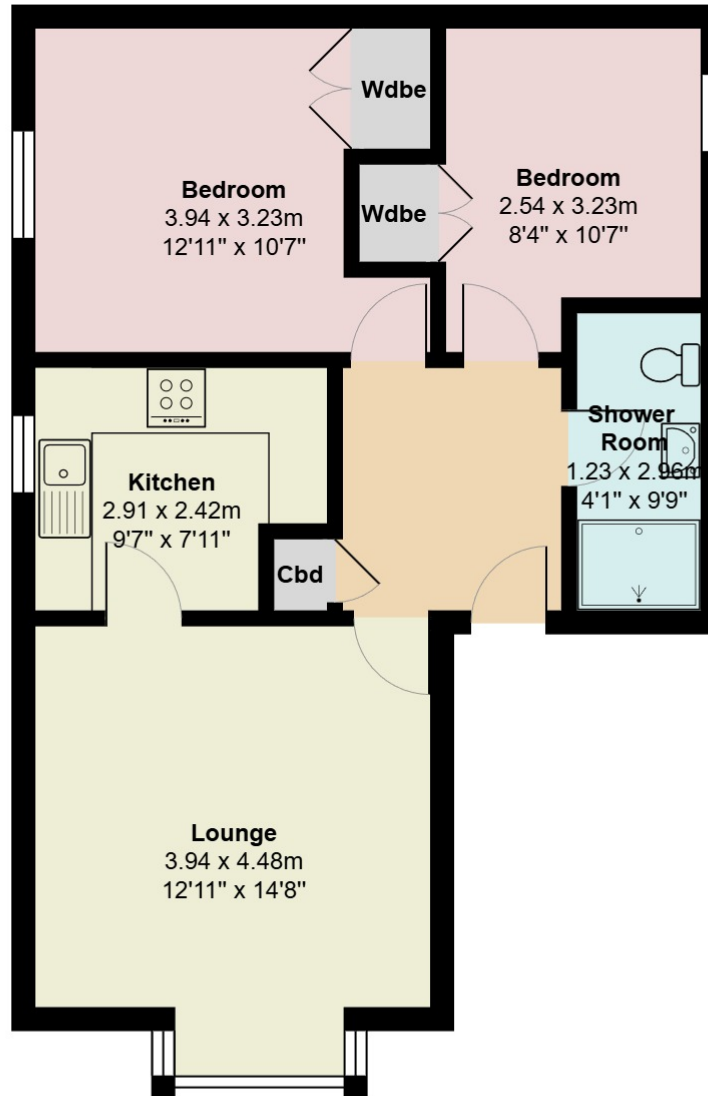
Shower room



Shower room

Floorplan

12A Whitehall Mews



Directions

From Union Street turn onto Rose Street and travel to the end. Travel straight ahead at the traffic lights onto Esslemont Avenue. At the following set of traffic lights turn left onto Whitehall Place. Travel straight ahead and Whitehall Mews is on the left hand side, just before the traffic lights.

Location

Whitehall Mews, situated off Whitehall Place is conveniently located within easy walking distance of Aberdeen City Centre, as well as a wide range of amenities to be found within the West End and the Rosemount area. These include a range of specialist shops, cafes, restaurants, wine bars, leisure and recreational facilities, Westburn and Victoria Parks, and public transport. The Hospital Complexes at Cornhill and Foresterhill are also within easy reach, and excellent road links ensure ease of access to other parts of the City.

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.