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80 QUEENS HIGHLANDS, ABERDEEN, AB15 4AR



**Stylish Executive Two Double Bedroomed First
Floor Apartment with Secure Underground Parking**

OFFERS OVER
£185,000

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Accommodation Overview

Communal Areas, Hall, Lounge/Dining Room/Kitchen on Open Plan, Master Bedroom with En Suite Shower Room, Double Bedroom and Bathroom. Communal Gardens. Secure Gated Exclusive Parking.

Stylishly presented, this great two bedroomed executive first/ground floor apartment with exclusive gated parking space forms part of the desirable Kepplestone Development in the West End of Aberdeen. As part of the prestigious Kepplestone Manor, many extra services are provided including access to the Kepplestone Manor cleaning and concierge service along with laundry and dry cleaning services. The building is monitored by 24 hour security CCTV and the car park is protected by an electric fob to gain access to the building and lift to all floors. The apartment itself is welcoming and offers generous living accommodation with a contemporary living/dining and entertaining space on open plan with the kitchen. There is a lovely master bedroom with en suite shower room, a further double bedroom and both of these have built-in wardrobes. The bathroom with separate shower completes the accommodation. With a bright and airy atmosphere due in part to the large windows and patio doors, there is gas fired central heating with a combination boiler installed in recent years providing underfloor heating throughout. Early viewing is strongly recommended.



Communal Hall

Protected by a security entry system and CCTV, the entry is operated on a fob and the communal hallways and lift are all well maintained under a management contract.

Hall

4.59m x 1.47m (15'0" x 4'9") approx. at longest and widest

An inviting hallway with tasteful neutral décor complementing the laminate flooring and most attractive wooden internal doors with walnut inlay and chrome handles. There are three built-in cupboards providing excellent storage for outdoor wear and one of these houses the combination boiler installed in recent years.

Lounge/Dining Room/Kitchen

5.48m x 5.48m (17'11" x 17'11") approx. at longest and widest

A fantastic contemporary living, dining and entertaining space. The lounge/dining room has ample space for soft furnishings and a dining table and chairs with windows and patio doors opening to a paved area and the communal gardens. The kitchen has been thoughtfully planned with an excellent range of modern white high gloss wall and base units incorporating nickel rod handles, drawer units, opaque glazed units and dark contrasting worktops with a 1.5 bowl stainless steel sink with drainer and mixer tap, splashback tiling and there is under unit lighting. Comprehensively equipped with integrated appliances which include a five ring gas hob with extractor hood above, a Smeg fan assisted oven and microwave along with an automatic washing machine, fridge/freezer and dishwasher. A window draws in natural light and the whole room has ceiling downlighters, wood laminate flooring and neutral décor.

Master Bedroom

4.08m x 2.80m (13'4" x 9'2") approx.

A well proportioned master bedroom with two built-in wardrobes providing hanging and shelving storage. Door to:

En Suite

1.94m x 1.45m (6'4" x 4'8") approx. excluding shower unit.

A quality en suite fitted with a w.c with concealed cistern and circular wash hand basin built into a wood style sill with mirrored cabinets above for toiletries. The large shower unit has glazed doors, a drench and detachable showerhead and there is a chrome heated towel radiator.

Double Bedroom

4.14m x 2.63m (13'7" x 8'7") approx.

A further good sized double bedroom again benefitting from built-in wardrobes with attractive wood style bi-folding doors. A window to the side affords natural light and there is ample space for free standing bedroom furniture.



Bathroom

3.28m x 2.06m (10'9" x 6'9") approx.

Quality fitted with a w.c with concealed cistern and a circular wash hand basin built into a wooden sill. There is a cleverly concealed narrow cupboard and mirrored cabinets provide storage for toiletries. The double ended bath has a central filler, a glazed shower screen and mains thermostatic shower. Ceramic floor tiles and ceiling downlighters. Chrome heated towel radiator.

Outside

Set within landscaped grounds which are well established with a variety of shrubs providing good colour throughout the seasons and areas laid to grass.

Location

Originally a working farm and later part of the Robert Gordon University Campus, Kepplestone Manor is part of an 8 acre site which has been developed by Stewart Milne Homes into a prestigious residential mix of apartments, penthouses, terraced houses and luxury villas with the majority of parking underground and over 60% of the development either public or garden space. Bordering on Queens Road and Anderson Drive it is situated in the city's West End and within easy reach of many hotels and restaurants, shops and the businesses within the Queens Cross area. Enjoying easy access to Anderson Drive therefore to major retail facilities and Aberdeen Airport, the property is some 10 minutes drive from the AWPR and Prime Four at Kingswells. Hazlehead Park with its wide open spaces, café, children's play park and golf courses is close by.

Notes

Gas fired central heating with combination boiler installed in recent years providing underfloor heating. Double glazing. EPC=C. All fitted floor coverings, curtains, pelmets, blinds and light fittings are included in the sale along with integrated appliances. The subjects may be sold inclusive of all large items of furniture and smaller household items if required and these are available by separate negotiation making it ideal for rental.

A factor has been appointed for the upkeep of the internal and external communal areas for which a monthly fee of approximately £135.00 is payable and this includes a Common Buildings Insurance Policy. .

Viewing

Please telephone 07974 453620 or the Selling Agent's Aberdeen office.

Office Reference:WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



For FREE independent mortgage advice, contact our Financial Services Department on 01224 332400

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