

36 Whitehall Place, Aberdeen, AB25 2PB

Price Over
£70,000

Under offer

 1  1  1   36 m² EPC D Council Tax Band A

Contact Seller

Anne
07818 424545

Contact Solicitor

Wilsone & Duffus
14 Chapel Street (property)
Aberdeen
AB10 1SP

01224-251100

property@wilsoneduffus.co.uk

<http://www.key-moves.co.uk>



Features

Description

Situated in the popular Rosemount area of Aberdeen, this **One Bedroom Ground Floor Flat** forms part of a well maintained granite tenement building protected by a security intercom entry system.

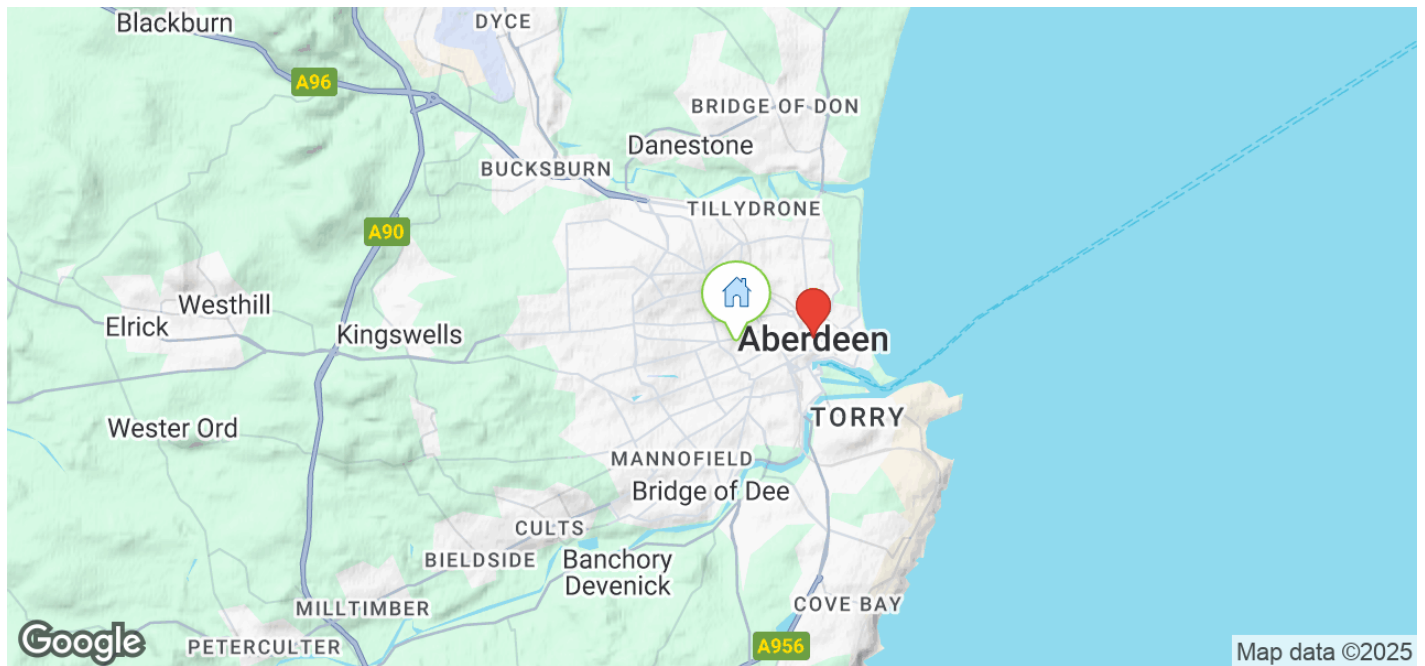
The accommodation comprises, Entrance Hallway with large storage cupboard, good sized Lounge enjoying a quiet outlook to the rear, Kitchen with appliances included, Double Bedroom with excellent storage facilities and Shower Room. The property benefits from a newly installed gas central heating (which was installed in November 2020) and double glazing. Externally there is small exclusive area of chipped ground to the front and a shared rear drying green to the rear. Included in the sale price are all carpets, blinds, light fittings and kitchen appliances.

Location Whitehall Place enjoys a fine west end location in the Rosemount area close to an excellent variety of shops and other amenities available around the corner in Midsocket Road and in

Rosemount. Reputable schools are located within walking distance including Mile End Primary School and Aberdeen Grammar School. The property is a short distance from the popular Westburn Park, which offers indoor and outdoor tennis facilities, as well as to the gardens within Victoria Park. It is ideally placed for those working at the nearby Aberdeen Hospital Complexes. The city's main arterial routes are easily accessible, facilitating quick access to Aberdeen International Airport, the oil related offices at Hill of Rubislaw as well as to a wide range of other areas to the north, south and west of the city. The City Centre is within walking distance.

Directions

Travelling west along Union Street turn right onto Rose Street and proceed to the second set of traffic lights and turn left into Whitehall Place. Number 36 is located at the far end on the right hand side.



Accommodation comprises

Entrance Hallway: Entered via a solid wooden door the hallway benefits from a large double fitted storage cupboard with also houses the cold water tank; electric and gas meters at high level; security intercom handset; radiator.

Lounge: 3.7m x 3.09m (12'2 x 10'2) approx This is an appealing and good sized room enjoying an outlook to the rear over the well maintained walled rear garden; telephone point and TV point; radiator.

Kitchen: 2.64m x 1.67m (8'8 x 5'6) approx Fitted with wall and base units; stainless steel sink unit and drainer; Xpelair Fan; radiator; fridge freezer, cooker, washing machine and microwave are included.

Double Bedroom: 3.35m x 2.69m (11' x 8'10) approx Good sized bright double bedroom with window to the front of the property; wall to wall mirrored wardrobes providing excellent storage facilities and housing the central heating boiler.

Shower Room: Fitted with a WC, wash hand basin and shower cubicle housing a Mira Sport shower; extractor fan; radiator.

(Outside)

Small exclusive chipped area to the front; Communal walled rear garden; Shared storage cupboard located to the rear of the communal hallway.

View this property here

<https://www.aspc.co.uk/search/property/350954/36-Whitehall-Place/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.