



## 77A Whitehall Place, Aberdeen AB25 2PD

Offers over £125,000

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT IN A PURPOSE BUILT DEVELOPMENT, WITH UNDERCOVER PARKING IN THE WEST END OF THE CITY.

Stronachs



# 77A Whitehall Place, Aberdeen AB25 2PD

Offers over £125,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT forming part of a purpose built development in the West End of the City. Benefiting from security entry system, gas central heating and full double glazing, of added appeal is the covered off street parking under the building.

Neutrally decorated throughout, the accommodation comprises: Entrance Hall; Lounge/Dining Room with dual windows to front; Kitchen with space for small dining table; Inner Hall with space for a work station; two Bedrooms with excellent storage space; and Bathroom. This is an ideal first time purchase or investment opportunity.

Whitehall Place is situated in the West End of Aberdeen in an area well served by local shops, excellent primary and secondary schools, public transport facilities, and most parts of Aberdeen City are readily accessible by a variety of arterial routes. The location is particularly convenient for Foresterhill Hospital and a wide range of offices in the West End of the City and given the property's location, pubs, clubs, restaurants and a wide range of shops and leisure facilities are all readily available.

## ENTRANCE AND INNER HALL



With part glazed door providing access. Ceiling light fitting and smoke alarm. Further part glazed door leads to the roomy Inner Hall, which has space for a desk, ideal for those who work from home. Ceiling light fitting, central heating radiator, and security entrance handset. High meter cupboard. Large store with

shelf and hanging rail.



### KITCHEN 10' 4" X 7' 4" (3.15M X 2.24M)



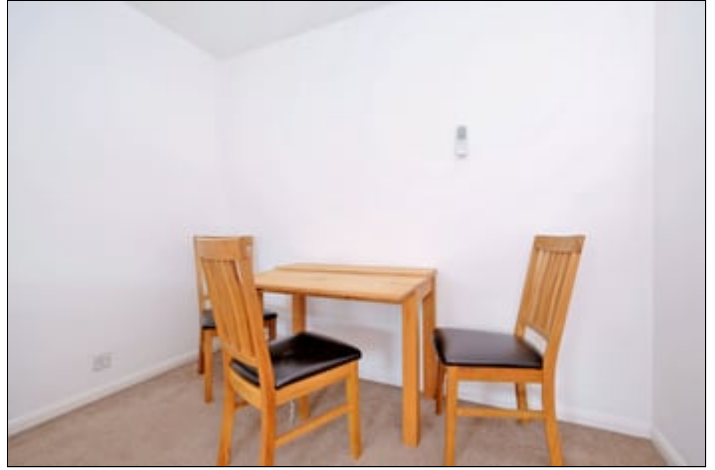
Accessed via part glazed door from the Hall and fitted with a modern range of wall and base units with complementing work surfaces and tiled splashback. Inset sink and drainer below window to the front of the property. The integrated oven, hob and extractor hood over are to remain, as is the free standing fridge/freezer and washer/dryer. Space for small table and chairs. Ceiling light fitting and central heating radiator.

### LOUNGE/DINING ROOM 17' 2" X 9' 11" (5.23M X 3.02M)

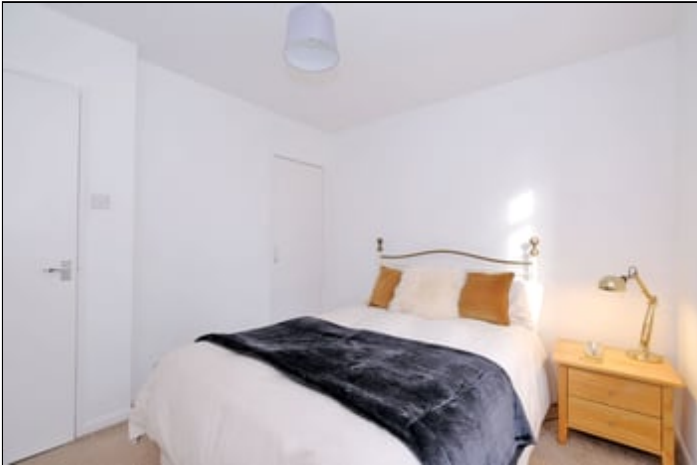


With two windows to the front allowing excellent natural light, there is ample room for a suite as well as dining facilities. Ceiling light fitting, smoke alarm, central heating radiator and television point.

## ADDITIONAL LOUNGE/DINING ROOM IMAGES

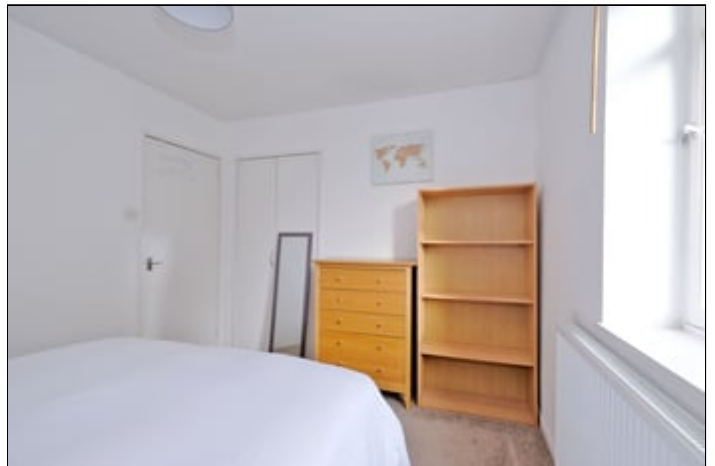


## BEDROOM 1 11' 2" X 9' 4" (3.40M X 2.84M)



Generous Double Bedroom to the rear of the building, benefiting from double built-in wardrobe allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator, and telephone point.

## BEDROOM 2 10' 0" X 9' 4" (3.05M X 2.84M)



Second Double Bedroom, again to the rear of the building, benefiting from double built-in wardrobe, further cupboard housing the boiler, and additional cupboard with hanging rail and shelf. Ceiling light fitting and central heating radiator.

## BATHROOM 7' 6" X 5' 8" (2.29M X 1.73M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, bath with shower over and glazed screen. Ceiling light fitting, extractor fan and central heating radiator.

## EXTERNAL



The communal areas within the building, as well as the shared grounds and shared undercover parking are maintained under a factoring agreement..

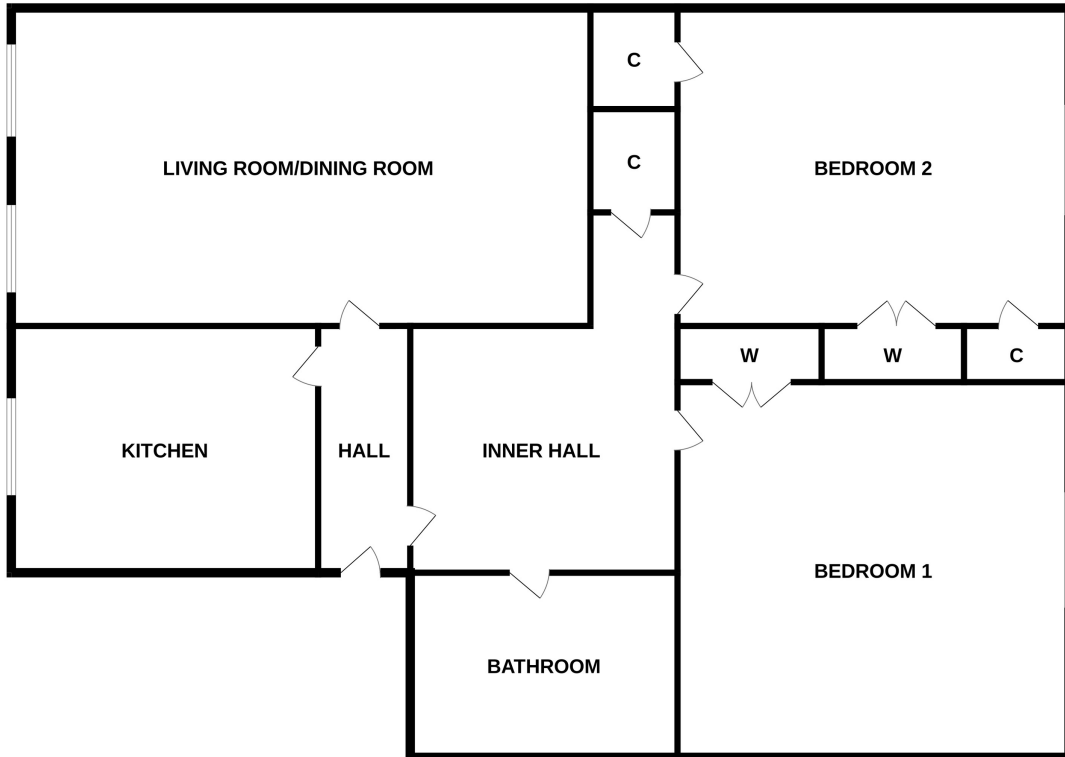
## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale.

## COUNCIL TAX BAND - D

## EPC BANDING - C

## 77A WHITEHALL PLACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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