

ABERDEEN CITY

78 Queens Highlands, Kepplestone



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Aberdeen AB15 4AR

OFFERS OVER £625,000

Viewing by arrangement with selling agents (01224) 622622

DESCRIPTION

This stunning 3 bedroom, 2 public room 7th and 8th floor duplex penthouse apartment forms part of the popular Kepplestone development in the city's west end. Offering extremely spacious and well appointed accommodation over two floors, this is deemed an ideal home for singles, couples or even families. The rooms throughout are well proportioned with a versatility of use dependent on the purchaser, and its decor is simple clean lines with a flood of natural light throughout. There are floor to ceiling windows which afford fantastic views of the city; remote control blinds in every room, black out blinds in the bedrooms; and every room leads out on to a balcony. The apartment has security protected access, and there is underground parking for two cars and 48 visitor spaces. Appliances are top of the range; underfloor and edge heating throughout; flooring is solid wood, Karndean or carpets. Particularly worthy of note is the top floor shared area, currently used as an exercise gym and shared with the other penthouse apartment in the block.

The layout includes a wide and welcoming reception hallway on the lower level with superb storage and a staircase which leads to the upper level. The lounge and the kitchen are on semi-open plan and at right angles to each other with floor to ceiling windows along its entirety with access to a sun terrace from both rooms. The windows have electronically controlled blinds. The lounge is beautifully proportioned; there is ample space for dining, and the kitchen features a comprehensive range of cabinets. Integrated appliances include three ovens, a 5 burner gas hob, a dishwasher and laundry equipment. A shower room is fitted with quality white fittings and vanity furniture. There are two bedrooms, both with built in storage, one with an en-suite shower room. On the upper floor, an open plan area is the perfect sitting room, games room or study and is bathed in natural light. The spacious master bedroom has built in wardrobes; an en-suite with bath and large walk in shower; and an expanse of windows with access to the west facing sun terrace from which there are spectacular views. A passage leads to the upper hallway where the gym is located, and this has a good sized storage cupboard.

Lounge (22'4" x 13'9") Kitchen/Diner (22' x 11'2") Bedroom (11'6" x 10'10") Bedroom (15'1" x 9'2") En-suite (8'2" x 5'11") Shower Room (7'10" x 6'11") Master Bedroom (20'4" x 11'2") En-suite (11'10" x 7'7") Family Room (19' x 17'1")



Penthouse with Spacious Accommodation
and Stunning Views



LOCATION

Originally a working farm and later part of the Robert Gordon University Campus, Kepplestone is an eight 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 hotels and restaurants, major retail facilities, sporting and leisure amenities, and the city centre can be reached by private or public transport or on foot.

DIRECTIONS

From Union Street, continue on to Alford Place, then Albyn Place and on to Queens Road. Continue over the roundabout at Anderson Drive and turn left into the development at Kepplestone. Queens Highlands is on the left hand side and No 78 is on the 7th and 8th floors.

GARDEN

Common grounds maintained by a factoring service and comprising landscaped and parking areas.

PARKING

Two allocated underground garage parking spaces, entered through security gates.

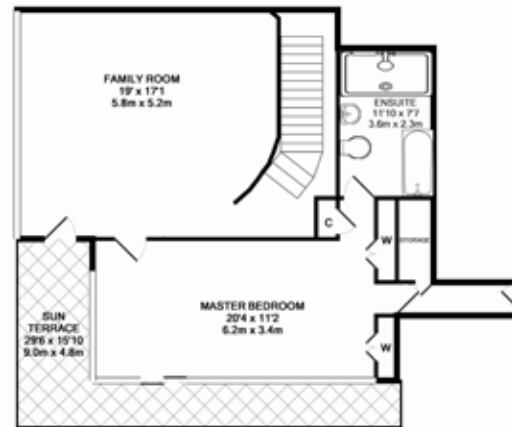
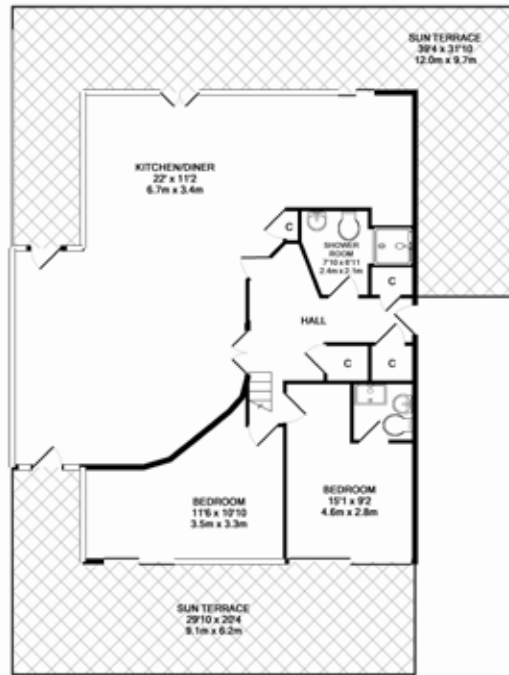
FIXTURES AND FITTINGS

All fitted floor coverings, electronic window blinds, light fittings and white goods are included in the sale.

SERVICES

Gas fired central heating. Double glazing. Security entry system.





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Winner of the Residential Property Team of the Year Award. The Scottish Legal Awards 2010.

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