



## WEST END

21 Rubislaw View (Block 7),  
Kepplestone, Aberdeen



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Aberdeen, AB15 4DD

OFFERS OVER £425,000

Viewing Contact Selling Agents

### DESCRIPTION

21 Rubislaw View is a spacious penthouse flat, part of the Kepplestone development of executive homes, situated on Queen's Road in the city's prestigious west end. Occupying the third and fourth floors of the most southerly apartment block, the property enjoys spectacular far reaching and uninterrupted views across the city in all directions. Its elevated position and large picture windows ensure that the property basks in natural sunlight and the unrivalled outlook together with its south and east facing terraces across both levels, provides would be buyers with the option of enjoying a piece of the outdoors from the privacy of their own home. The stylish interior decoration is predominantly neutral shades which is complemented by top quality solid wood and tiled flooring, and luxurious window drapes, which are to be included in the sale, together with the integrated Smeg appliances. It should also be noted that the vendor is prepared to offer the furniture including bespoke pieces by Tom Schneider under separate contract. An ideal purchase for single or executive couples, viewing is strongly advised, to appreciate the size and quality of accommodation on offer, and especially its outstanding views.

The main entrance, on the third floor opens to a spacious hallway with very generous storage cupboards, entry to all rooms, and a staircase with wooden balustrade to the top floor. The spectacular lounge and kitchen are on open plan, with ample space for seating, dining and kitchen preparation, with the whole area flooded in light and boasting fantastic views. There is a double bedroom with wardrobe storage and a shower room with vanity furniture on this level, all completed to a high specification. Upstairs, there are two good sized bedrooms, the master with a dressing room, en-suite bathroom with shower, and additional built in wardrobes. The second bedroom also has its own en-suite facilities, and both rooms open to a terrace with twin aspect views. There is access to the shared hallway from this level also.

Gas fired central heating



Executive Penthouse Apartment on Two Floors with  
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 is within walking distance.

#### DIRECTIONS

From the city's Union Street, continue on to Alford Place, Albyn Place and then Queen's Road. Cross the main Anderson Drive trunk route and take the first road on the left, into the Kepplestone development. Veer left at the mini roundabout continue to the far end, turn right and proceed to the far end of the car park and Rubislaw View is on the right hand side.

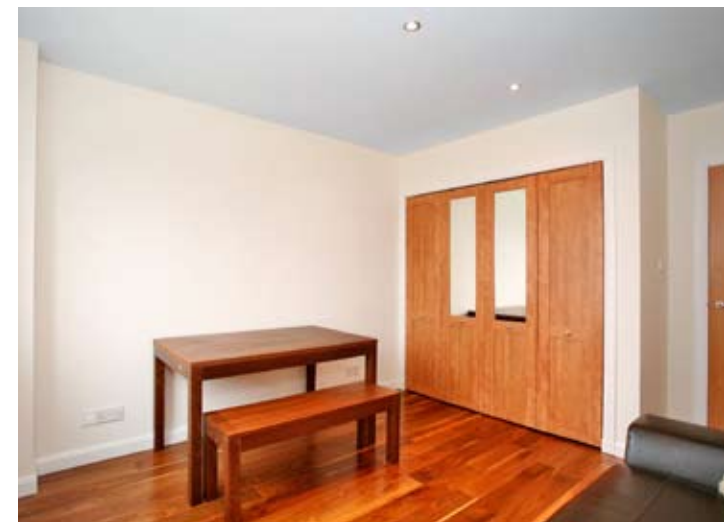


**OUTSIDE**

Communal grounds maintained by a factoring service for which a fee is levied.

**PARKING**

2 designated parking spaces.





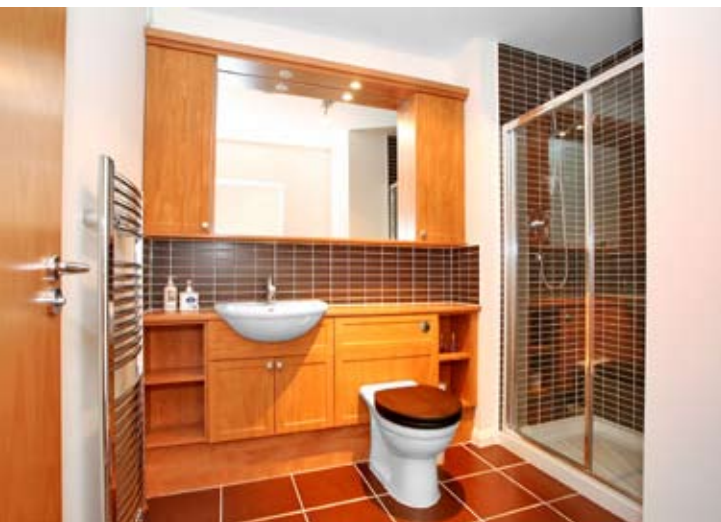
#### FIXTURES AND FITTINGS

Floor coverings, curtains, lights and white goods included in sale.

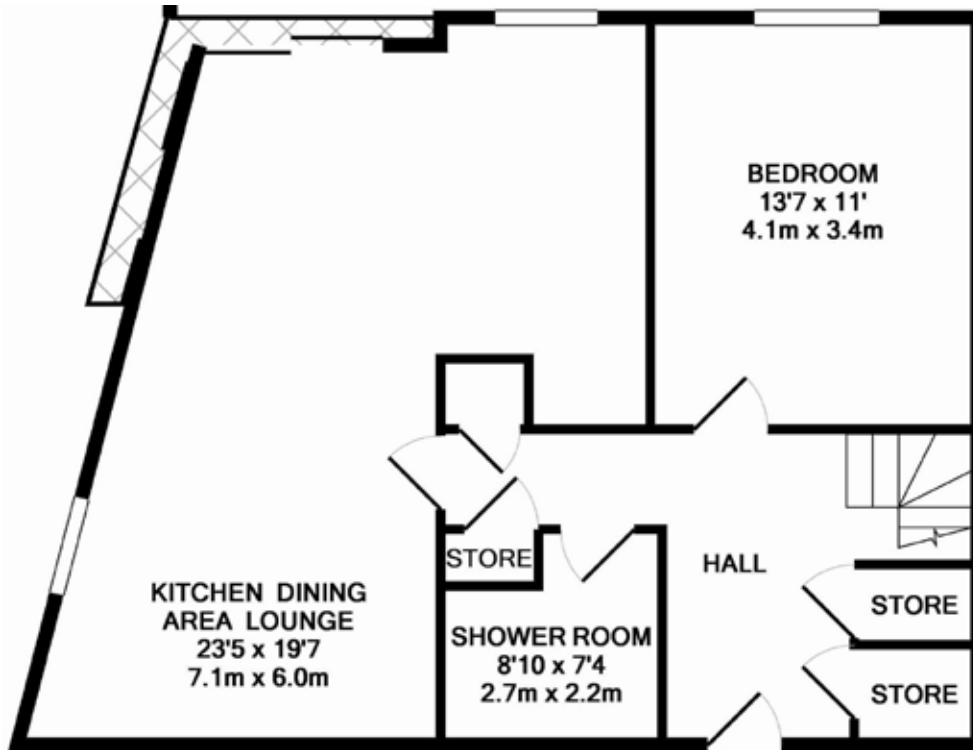
All furniture including custom made pieces by Tom Schneider, and the wall mounted plasma screen are available by separate negotiation.

#### SERVICES

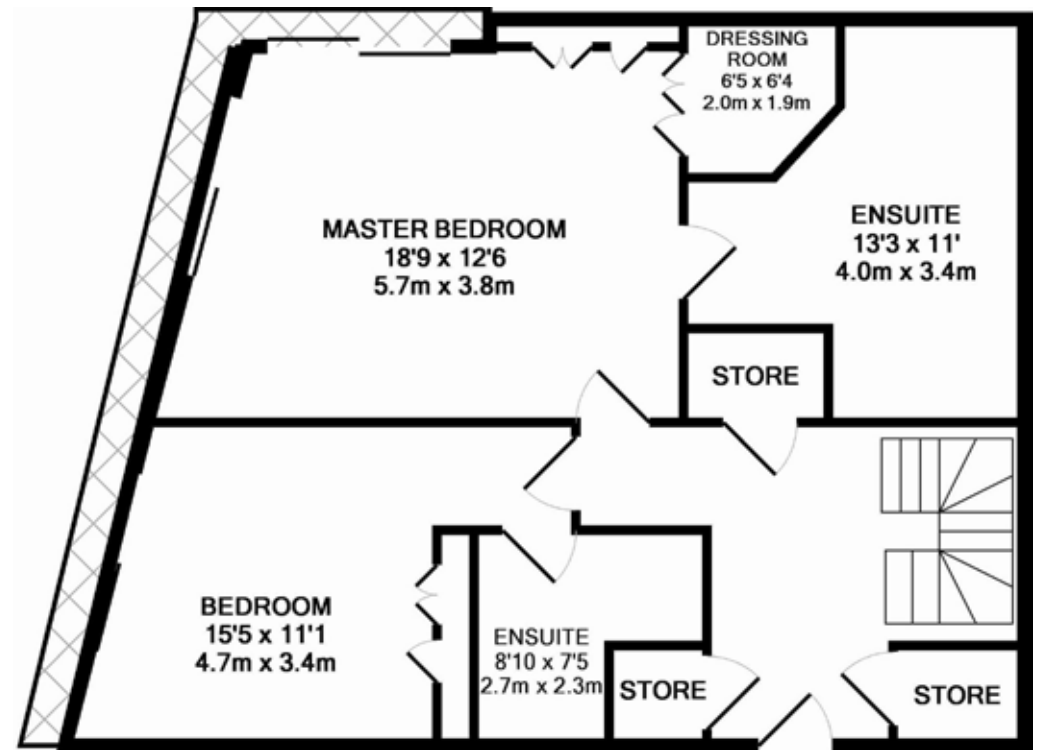
Gas fired central heating. Double glazing. Security audio video entry system.







GROUND FLOOR



1ST FLOOR