

# 75 Queens Highlands

ABERDEEN, AB15 4AR



*Executive two-bedrooms, two-bathroom, luxury fifth-floor apartment in a desirable West End location, with underground parking and lift service to all floors*



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Forming part of the much sought-after Kepplestone development by the renowned Stewart Milne development team, a fantastic opportunity to purchase an exceptionally spacious two-bedroom executive apartment. This stunning property is presented to the market in exceptional condition, flooded with natural light from full-length windows in the dining area. Further benefiting from fresh neutral décor, fully uPVC double-glazed windows with underfloor heating, and the use of quality materials, fixtures and fittings throughout. Facilities include a security video entry system, secure allocated underground parking and visitor parking with lift access from all floors, including the underground parking areas.

The well-maintained communal hallways are protected by a security entrance system and can be accessed either via the secure car park or main entrance. From here, there is a lift service and a stairwell which lead to the fifth floor. There is motion-activated lighting throughout, and the communal areas are maintained under a factoring contract.

## THE LOUNGE/DINING AREA



There is a very welcoming, spacious entrance to the property. The hall boasts great storage options in four full-height cupboards housing the boiler and utility meters. The lounge and dining area is a fantastic space, open plan with full-length floor-to-ceiling dual aspect corner windows with access to the Romeo and Juliette balcony, with two further windows. The comfortable lounge area is well-proportioned and flows into the generous dining area.

# THE KITCHEN



The fully fitted integrated kitchen, which is open plan, boasts a mixture of base and wall-mounted units with complementary worktops, splashback and breakfast bar. The appliances include a large fridge, larder freezer, microwave, washer/dryer, dishwasher and oven.





The master suite is extremely spacious and beautifully decorated in neutral tones, with two fitted wardrobes, both with hanging and shelving space, as well as space for free-standing furniture. The en-suite includes a four-piece suite in white, comprising a generous bath, separate shower, basin and toilet with concealed cistern, set in a vanity unit. There is further storage in two tall mirrored cupboards with shelves. Bedroom two is a spacious and welcoming double bedroom with dual aspect windows, one of which is floor to ceiling, neutral decor with a large wardrobe with hanging and shelving space.

The shower room is fitted with a contemporary three-piece suite. Spacious shower cubicle with the hand basin and toilet with concealed cistern are set in vanity units. Further storage in two tall mirrored cupboards with shelves.

## THE SHOWER ROOM



# BEDROOM 1



The master suite is extremely spacious and beautifully decorated



# BEDROOM 2



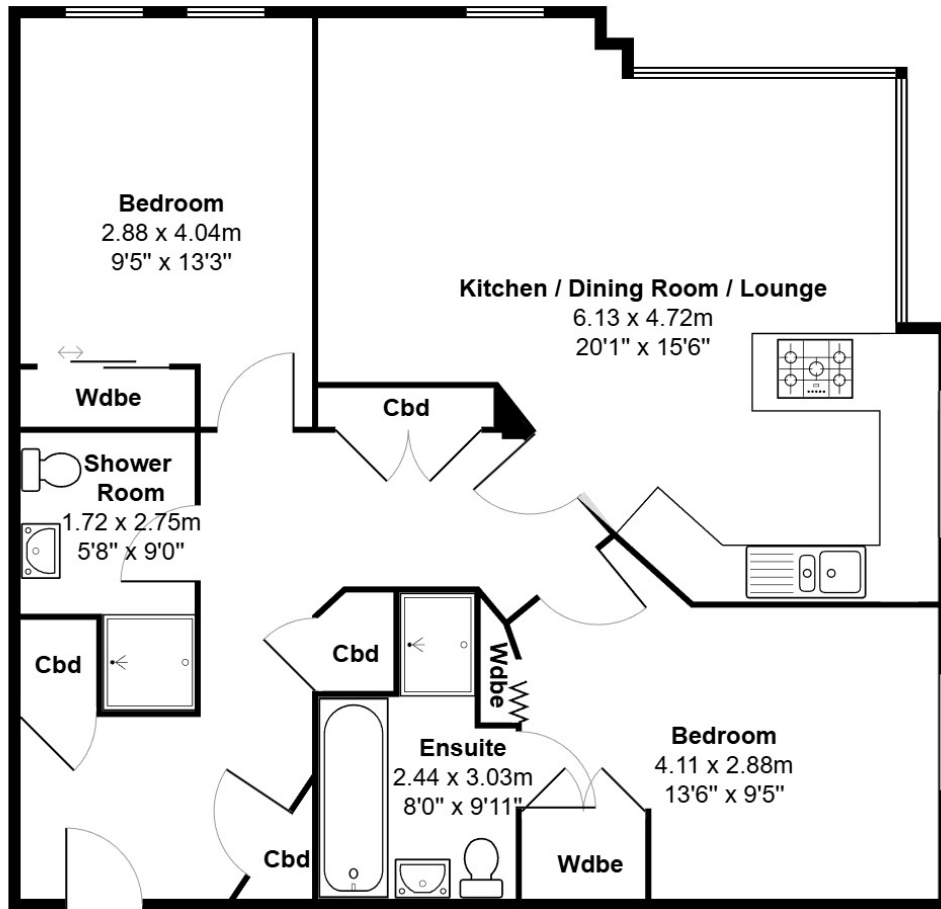
The property is set within landscaped grounds and benefits from well-lit, secure, allocated underground parking. There is additional visitor and cycle parking and an on-site recycling facility.

# EXTERNALS



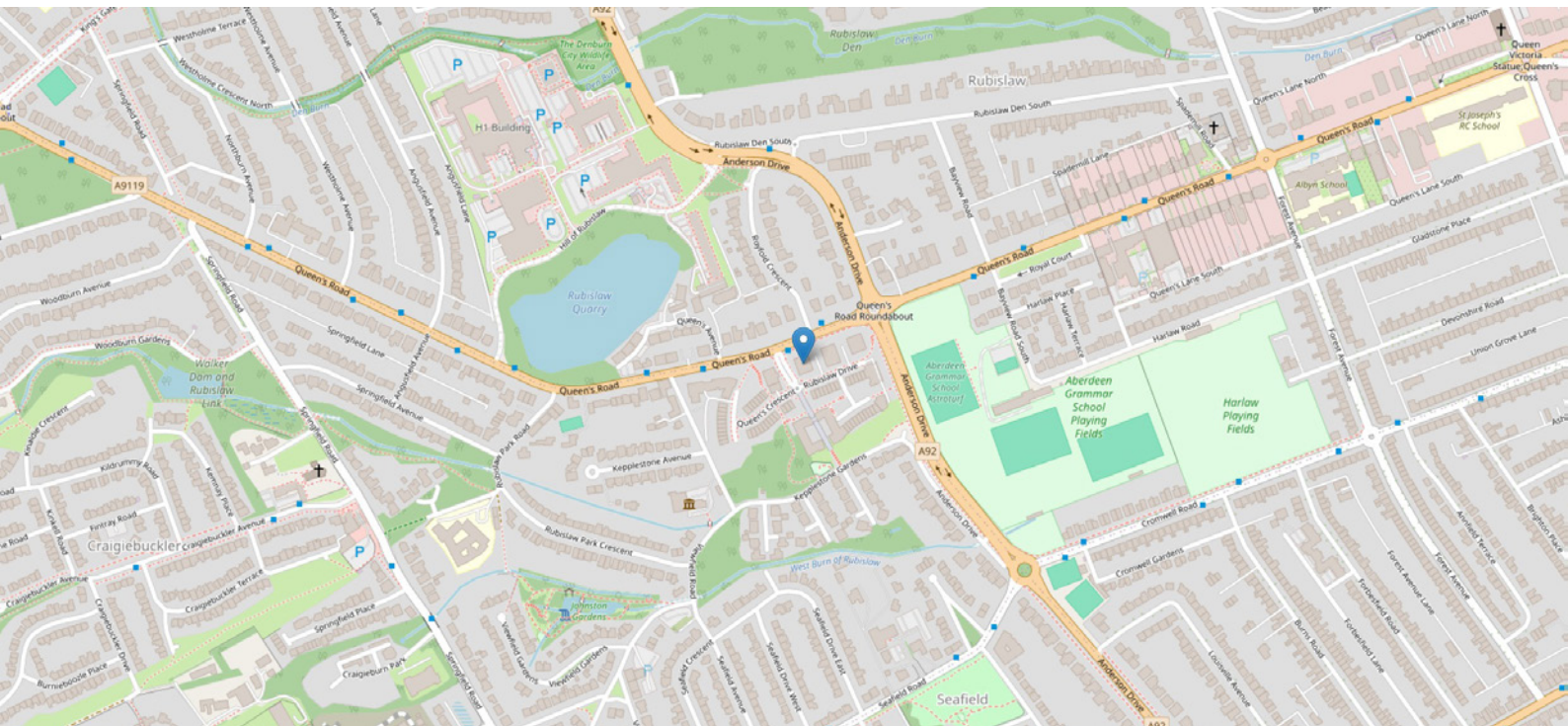
Extras: The property will be sold inclusive of all fitted floor coverings, blinds, light fittings and integrated kitchen appliances. Other soft furnishings and electrical items are available by separate negotiation.

# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: B



# THE LOCATION

This executive fifth-floor apartment is located on Queens Road in a most desirable location in Aberdeen's West End. A prestigious residential and a fantastic catchment area for some exceptional, highly regarded primary and secondary schools, and within the vicinity of an excellent range of private schools, colleges and Universities that Aberdeen has to offer.





Locally, there are good public transport facilities and a range of local amenities, hotels, and restaurants. The businesses within the Queens Cross and the Albyn areas are within walking distance. The property is also ideally suited for the main Aberdeen ring road and main arterial route, which provides easy commuting to the North and the South and most areas of Aberdeen.

The city centre is approximately 1.6 miles to the east of the property and is easily commutable, and is well served by regular local transport. The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach, and a multitude of activities for the outdoor enthusiast. The city offers excellent bus and rail service, with National and International flights being provided from Dyce Airport, approximately 6 miles to the north. The main East Coast Rail network operates from Aberdeen.



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