



37 Whitehall Place, GFL,  
Aberdeen, AB25 2RH

Offers Around £118,000

**peterkins**



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- Appealing Ground Floor Flat
- Ideal for a “Buy-To-Let Investor” or “First-Time Buyer”
- Well-Presented Living Room with Feature Fireplace
- Dining Room
- Fitted Kitchen with Appliances
- Two Bedrooms
- Attractive Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Communal Rear Garden
- Exclusive Store & Outhouse
- On Street Permit Parking

Viewing: By appt.  
tel. 07890 862 192 contact  
Peterkins (01224) 428100

Ref: 47942/1  
EPC: D  
Council Tax: D  
Tenure: Ownership

#### Description:

We have the pleasure in offering for sale this appealing **two public/two bedroom ground floor flat** located within a popular West End location with its common areas protected by a security entry system. The spacious property boasts high ceilings and fresh décor making a fantastic purchase for a buy-to-let investor or first-time buyer. The spacious accommodation comprises of: Centrally positioned hallway; well-presented living room with feature fireplace; dining room; fitted kitchen with appliances; two bedrooms; attractive bathroom with an over bath shower. Outside there is on street permit parking, a communal rear garden, exclusive store and outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

#### Location:

Whitehall Place is situated within the heart of the city's fashionable West End. Both the City Centre and Rosemount are within walking distance of the property which is served by a wide variety of independent retailers, convenience stores serving everyday needs, reputable coffee shops, take-away outlets and restaurants. The Grammar School is located within a two-minute walk of the property and there are also reputable nurseries and primary schools in the area. Regular public transport is available nearby and His Majesty's Theatre, Central Library, the recently refurbished Art Gallery, and Union Terrace Gardens are also very accessible.

#### Directions:

From the West End of Union Street turn right onto Rose Street and continue straight ahead at the traffic lights onto Esslemont Avenue. Proceed straight ahead and take the first left onto Whitehall Place. Number 37 is situated on the left-hand side of the road as indicated by our “For Sale” sign.

#### Entrance:

The shared entrance is accessed via a security entry system. There is a staircase leading to all floors and an exclusive store located on the ground floor landing with power and light installed. An exterior door leads out to the communal rear garden.

#### Hallway:

A hardwood exterior with glazed panel above gives access to the centrally positioned hallway; high level gas meter and electric meter cupboard; wall mounted door entry handset; radiator; coat hooks; downlighters; fitted carpet.

#### Living Room: 4.04m x 3.93m approx.

Tastefully presented living room with a tall window to the front of the property fitted with “Venetian” blinds; feature oak fire surround complete with a slate inset/hearth and open fire; two alcoves fitted with glass shelves and downlighters; radiator; smoke and CO detectors; ceiling cornice; pendant light fitting; stripped and varnished wood floor.

#### Dining Room: 3.36m x 2.63m approx.

This versatile room is currently being utilised as a dining room; tall window to the rear of the flat fitted with “Venetian” blinds; built-in storage cupboard; radiator; pendant light fitting; laminate flooring; access to the kitchen.



**Kitchen: 3.20m x 2.01m approx.**

The kitchen is fitted with a range of base, wall mounted and glass display cabinets linked by contrasting work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; gas cooker with a stainless steel extractor hood above; fridge; washing machine; central heating boiler; two windows overlooking the communal rear garden; tall modern radiator; heat and CO detectors; pendant light fitting; vinyl tile flooring.

**Bedroom 1: 3.58m x 3.02m approx.**

Spacious double bedroom with a rear aspect; tall window fitted with a roller blind; free standing wardrobe; picture rail; ceiling cornice; pendant light fitting; fitted carpet.

**Bedroom 2: 4.05m x 2.15m approx.**

The second bedroom is positioned to the front of the property and has a tall window fitted with “Venetian” blinds; free standing wardrobe; radiator; light pendant; fitted carpet.

**Bathroom:**

Attractive, fully tiled bathroom fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath complete with an over bath electric shower and shower curtain; shaver point; built-in storage cupboard; further cupboard housing the hot water tank; modern chrome radiator; extractor fan; downlighters; tiled floor.

**Outside:**

The communal rear garden enjoys a high degree of privacy and is mainly laid to grass. There is also an exclusive outhouse pertaining to the property.

**Parking:**

There is on street permit parking available on Whitehall Place. Residents can apply for a permit through Aberdeen City Council.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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