



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**71 Queens Highlands**

ABERDEEN, AB15 4AR





# ABERDEEN

This executive fifth-floor apartment with sea views, is part of the "Kepplestone" development situated in a most desirable location in Aberdeen's West End and located on Queens Street. A prestigious residential area and a fantastic catchment area for some exceptional and 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 both 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.



# 71 QUEENS HIGHLANDS

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 fifth-floor executive apartment. This stunning property is present to the market in exceptional condition; flooded with natural light from full-length windows in the dining area and with east facing sea views. Further benefiting from immaculate fresh neutral décor, fully uPVC double glazed windows with underfloor heating in all areas and the use of quality materials and stunning fixtures and fittings throughout. Facilities include security video entry system, secure allocated underground parking and visitor parking with lift access from all floors including the underground parking areas

Entrance hallway: A very welcoming, spacious entrance to the property with stunning Kahrs Maple floors that continues throughout the property. The hall boasts great storage options in four full-height cupboards housing boiler and utility meters.

Lounge and Dining Area: 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 and sea views. Surround sound system with spotlight lighting across the ceiling. The comfortable lounge area is well proportioned and flows into the generous dining area.

Kitchen: The fully fitted integrated kitchen which is open plan, boasts a mixture of base and wall mounted units with complementary worktops, splash back and breakfast bar. The appliances include a large fridge, larder freezer, microwave, washer/dryer and dishwasher and oven. Five-ring gas hob and chimney extractor hood.

Master suite: Extremely spacious and beautifully decorated in neutral tones with complementary carpeting. Two fitted wardrobes, both with hanging and shelving space, as well as space for free-standing furniture.

En-suite: A luxurious, immaculately presented bathroom that includes a four-piece suite in white, comprising a generous bath, separate Matki shower with rainfall and handheld showerheads, basin and toilet with concealed cistern, set in a vanity unit. Further storage in two tall mirrored cupboards with shelves.

Bedroom: Spacious and welcoming double bedroom with dual aspect windows, one of which is floor to ceiling, neutral decor with complementary carpeting and a large wardrobe with hanging and shelving space.

Shower room: Fitted with a contemporary three-piece suite. Spacious Matki shower cubicle with rainfall shower head, hand held shower head glass door. The basin and toilet with concealed cistern are set in vanity units. Further storage in two tall mirrored cupboards with shelves.

The property is set within landscaped grounds and benefits from well-lit, secure allocated underground parking. There are additional visitor and cycle parking spaces and an on-site recycling facility. The development is maintained under a factoring arrangement and the communal areas are extremely clean.



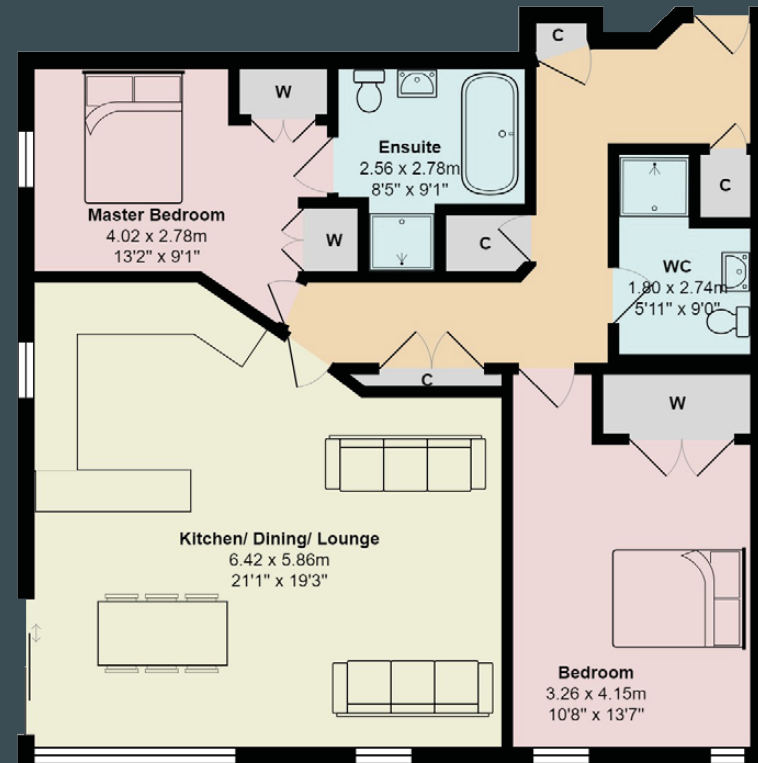
" EXCEPTIONALLY SPACIOUS TWO BEDROOM  
FIFTH-FLOOR EXECUTIVE APARTMENT "







# SPECIFICATIONS



Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances.

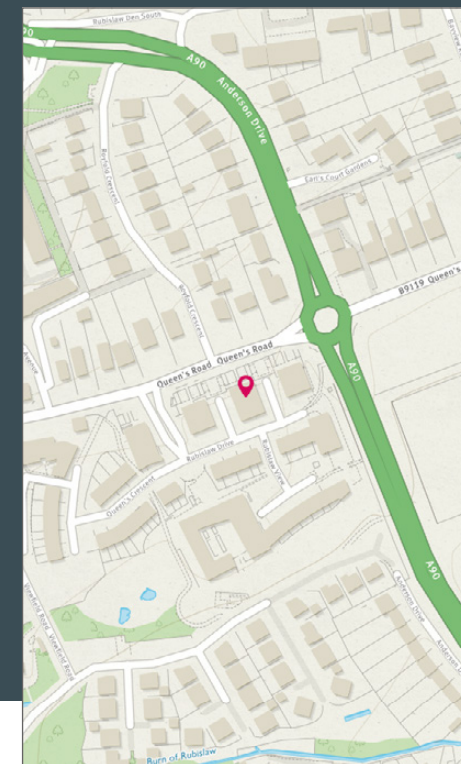


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Union Square, Aberdeen Harbour and Fields

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