



III

NORTH SILVER STREET ABERDEEN

SPIREVIEW.UK

# SPIRE VIEW III



DIAMOND PROPERTY DEVELOPMENTS





## LUXURY APARTMENTS ABERDEEN



### SPIRE VIEW III

Spireview III is an exclusive third phase of four apartment buildings being developed by the prestigious award-winning Diamond Property Developments, with Phase I receiving 8 finalist positions at the Scottish Home Awards 2021 and Herald Property Awards 2021. Phase II also received 4 finalist positions at the Scottish Home Awards 2022 and Herald Property Awards 2022.



## DESCRIPTION

A rare and exciting opportunity has arisen to purchase these superior executive apartments occupying a prominent position in Aberdeen city centre.

The apartments form part of a uniquely designed conversion retaining many original features and character, this granite building which was constructed in 1810 offers period charm with the convenience of city centre living.

The substantial residences are beautifully presented, with stylish interiors, luxurious finishes and exceptional attention to detail completed to the highest of specifications throughout.

Undoubtedly representing a rare opportunity for discerning buyers to acquire generously proportioned homes in a convenient location, internal inspection is strongly advised to appreciate the luxury on offer. Great care has been taken in the sympathetic refurbishment and upgrade of this beautiful building including magnificent kitchens, luxurious bathrooms and en-suites.

This development is further enhanced by gas central heating operated via Nest Thermostats, double glazing and video security entry.

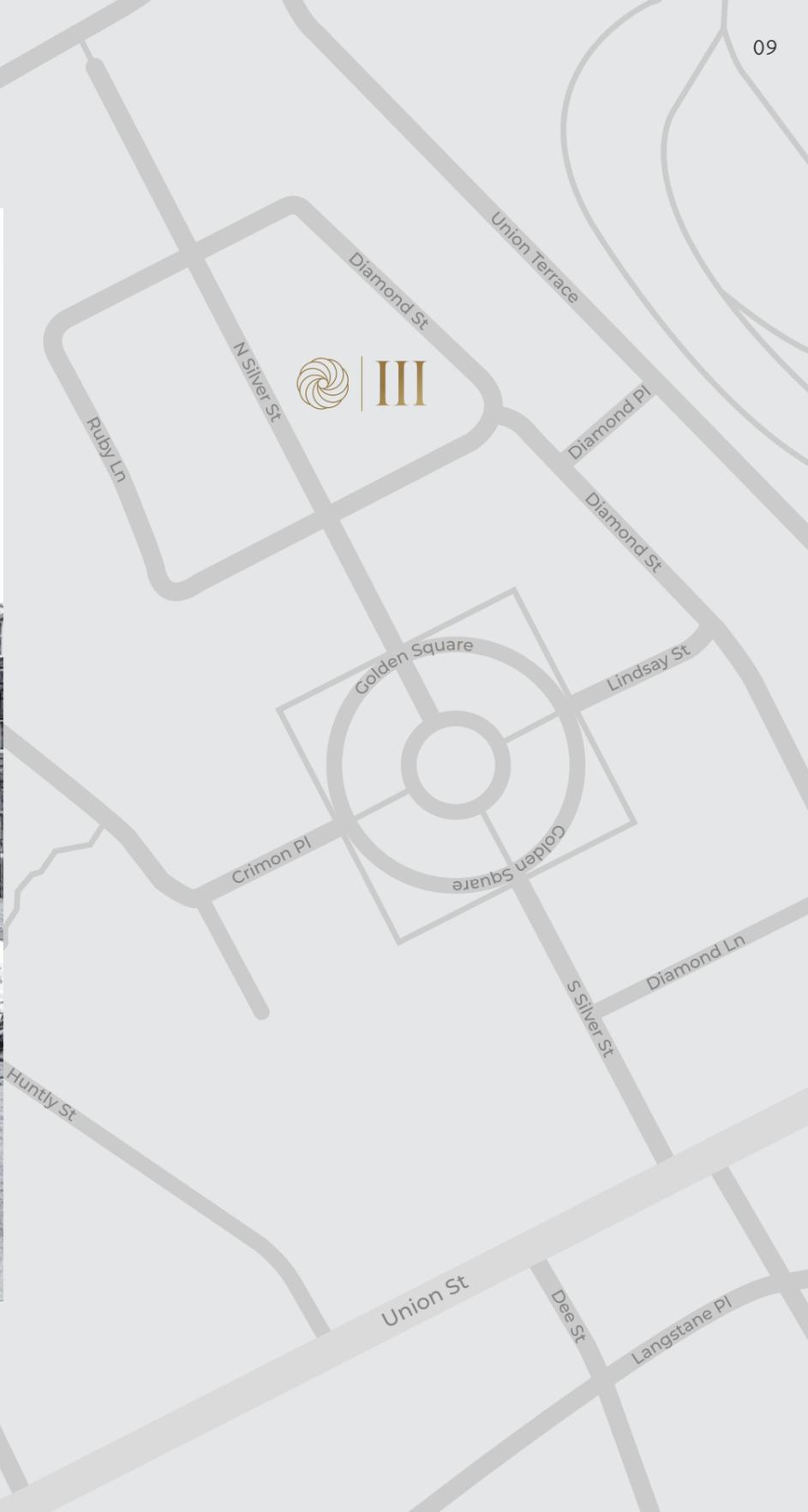


# LOCATION

North Silver Street is situated in a prestigious city centre location which is well served by many amenities, including local shops, Union street, recreational facilities and various public transport links. One of the main arterial routes, the Aberdeen Ring Road is nearby making most parts of the city readily accessible, as well as the oil & gas related offices located at Dyce, Bridge of Don and Aberdeen International Airport.

Historically North Silver Street dates back to the medieval period and has undergone several transformations over the years. It was originally known as "Silver Street" due to the presence of silver and goldsmiths who operated their businesses there during the 16th and 17th centuries.

During the 18th and 19th centuries, North Silver Street became a prominent commercial and residential area. Many wealthy merchants and businessmen built elegant townhouses along the street, showcasing the prosperity of the city. Before becoming the respected and central North Silver Street that we know of today.





Flat I Kitchen / Living / Dining

## THE APARTMENTS

The apartments come with a fully customised Sonance in-home media system with speakers and iPad control which is a wonderful addition to any home. With this system, you'll be able to stream and play music from any room in the apartment. The speakers are top-of-the-line and produce crisp, clear audio that will fill your home with rich, vibrant sound.



## OPEN PLAN KITCHEN LIVING

Both apartments benefit from High quality L.A designed Bauformat kitchens and Dekton worktops, Seimens ovens and Elica Hob, Siemens integrated appliances.





The iPad control system is intuitive, and it's incredibly easy to use. You'll be able to access all your favourite media with the touch of a button. It's perfect for entertaining guests, relaxing at home, or even for your home office.





# PRINCIPAL SUITES

The principal suites include a dressing room and en-suite bathroom, complete with luxurious fixtures and fittings, further enhancing the overall comfort of the apartments.





## STATE OF THE ART

The state of art bathrooms are fully tiled incorporating luxury three piece Porcelanosa suites comprising WC, wash hand basin, bath and separate double shower enclosure. Wall hung LED demister mirrors are situated above the basin with heated towel rails adjacent for convenience.



# SPECIFICATIONS

## KITCHEN & UTILTY

- High quality L.A designed Bauformat kitchens and Dekton worktops
- Seimens ovens and Elica Hob
- High specification Siemens integrated appliances
- Separate utility room with sink, cabinets and washer / drier

## BATHROOMS & ENSUITE

- Porcelanosa NK sanitaryware
- Porcelanosa NK taps showers and fittings
- Stylish towel radiators
- High quality mirrors with LED feature lighting
- High quality Porcelanosa Adda Sand tiles to walls and floors

## DECORATION & FINISHES

- High quality painted finish to internal walls, ceilings, and woodwork
- Fully Glazed partitions and doors throughout
- High specification solid timber doors
- Stainless steel lever door handles and hinges
- Luxurious fitted carpets in all bedrooms
- High quality Porcelanosa tiled living, dining, and kitchen areas

## PLUMBING & HEATING

- Gas central heating
- Worcester combination boilers with grade a efficiency
- Stylish Stelrad softline plan k2 radiators
- Nest thermostats allowing smart controlled technology

## ELECTRICAL

- Low energy spotlights fitted throughout.
- Flush plate scolmore electrical accessories
- Low level moody lighting in living, kitchen and hallways
- Feature lighting in kitchen, bathrooms and ensuites

## MEDIA

- Apple Ipad controlled media system
- Sonance ceiling speakers
- Bluetooth system operated via ipad or smart phone

## EXTERNALS

- Illuminated entrance walkway.
- High performance timber external doors fitted with three-point locking system.
- Permitted on street parking

## SECURITY & SAFETY

- LD2 fire alarm system with enhanced detection
- Private Videx Door entry system with video display

## CONSTRUCTION

- High quality timber frame materials
- Internal Sprinkler system
- Real Slate roof
- Cast iron rainwater goods
- Utility, drainage and water connections

## STORAGE

- Separate utility room with additional storage
- Large principal suite with bespoke dressing room and ensuite
- Bespoke walk-in wardrobes for additional bedrooms
- Extra storage cupboards throughout

## SUSTAINABILITY FEATURES

- MVHR system throughout that lowers heating costs, improves air quality and reduces condensation.
- Fully refurbished double-glazed sash and case windows
- The apartments have a predicted EPC rating of B
- Very low cost of heating due to high levels of insulation and B rating for EPC



## APARTMENT 1

Introducing a stunning first-floor apartment located on North Silver Street in Aberdeen. This exquisite residence boasts a wealth of luxurious features and an abundance of natural light, creating an inviting and vibrant living space. With three spacious bedrooms, it offers ample room for comfortable living.

Upon entering, you are greeted by an elegant and contemporary interior design that showcases a meticulous attention to detail. The high specification of this apartment is evident throughout, providing a refined and stylish atmosphere. The living area is flooded with natural light, thanks to large windows. This creates a bright and airy ambiance, perfect for both relaxing and entertaining guests.

The open-plan layout seamlessly connects the living space with the modern kitchen, equipped with top-of-the-line appliances, sleek countertops, and ample storage space. The three well-appointed bedrooms offer a peaceful retreat, each benefiting from the same generous natural light that fills the rest of the apartment.

The principal bedroom includes a dressing room through to the en-suite bathroom, complete with luxurious fixtures and fittings, further enhancing the overall comfort and convenience.



APARTMENT 1 = 120SQ/M OR 1292SQ/FT

## APARTMENT 2

This newly renovated third floor apartment boasts a high specification throughout, offering a stylish and comfortable living environment. With two bedrooms and two bathrooms, it provides the perfect space for modern urban living.

As you step inside, you'll be greeted by an open-plan layout that effortlessly combines the kitchen and living area. It is designed to cater to your culinary needs while creating a seamless flow between cooking, dining, and entertaining.

The apartment features two generous double bedrooms, providing comfortable and private retreats. The principal bedroom boasts an en-suite bathroom, complete with contemporary fixtures and fittings, offering both convenience and luxury. Being situated on the top floor, this apartment offers a quiet and private living experience.



APARTMENT 2 = 95SQ/M OR 1023SQ/FT



**0131 222 9600**

80 Queen Street, Edinburgh, EH2 4NF

rosi.dow@knightfrank.com | hanna.mckie@knightfrank.com

KnightFrank.co.uk

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