



76 & 76A Beechgrove Terrace,
Aberdeen, AB15 5EY

Fixed Price £429,000

peterkins



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- Upgraded Semi-Detached Granite Dwellinghouse Comprising of Two Self Contained Apartments
- Could be Converted Back to One House Providing the Necessary Consents are Obtained
- Gas Central Heating & Double Glazing in Both Apartments
- Enclosed Rear Garden
- Off Street Parking

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Ref 19113/65

EPC'S: D

Description:

We are delighted to offer for sale this upgraded **semi-detached granite dwellinghouse** which presently comprises of two self-contained apartments which could be relatively easily returned to one house providing the necessary consents are obtained. Both properties retain many period features and are presented in an immaculate and “ready to move into” condition.

The two bedroom ground floor apartment comprises of: Entrance vestibule; “L” shaped hallway; elegant lounge with a traditional feature fireplace; dining room; fitted kitchen with appliances; utility room; rear hallway with staircase leading up to the upper floor; spacious double bedroom; contemporary shower room. Upper Floor: Single bedroom and en-suite shower room.

The four bedroom double upper apartment comprises of: Entrance vestibule; staircase leading to the upper floor; first floor hallway with staircase leading to the second floor; generously proportioned lounge with a feature fireplace; dining kitchen with appliances; two double bedrooms; bathroom with an over bath shower and utility cupboard. Second Floor: Two double bedrooms; “Jack n Jill” bathroom.

Heating is provided by a gas central heating system in both properties and all windows are double glazed.

The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Beechgrove Terrace is situated within a desirable West End location. Local artisan shops cater for everyday requirements and a wider choice of individual shopping is available in nearby Rosemount. For more extensive shopping, Aberdeen City Centre is within easy walking distance. For recreational amenities, Victoria and Westburn Parks are close by, the latter featuring indoor and outdoor tennis facilities as well as competition standard Bowling Green. The Aberdeen Royal Infirmary at Foresterhill is only a five minutes’ walk away. Regular public transport links to the City Centre and other areas of the city are available close by and the property is also very close to Anderson Drive which ensures ease of access to all major routes out of the city.

Directions:

From the west end of Union Street, turn right onto Rose Street and continue through two sets of traffic lights onto Esslemont Avenue. Continue to the junction with Rosemount Place then turn left onto Rosemount Place and proceed through the crossroads and traffic lights onto Beechgrove Terrace. Number 76 and 76A are situated on the right-hand side of the road as indicated by our “For Sale” signs.

The accommodation comprises of:-



76 Beechgrove Terrace

Entrance Vestibule:

A hardwood exterior door with glazed panel above gives access to the entrance vestibule; pendant light fitting; matwell; deep skirting boards; oak flooring; part glazed door leads to the hallway.

Hallway:

Welcoming "L" shaped hallway with a built-in under stair storage cupboard housing the electric meter; wall mounted central heating thermostat; radiator; two ceiling light fittings; deep skirting boards; oak flooring.

Lounge: 19'11 x 15'6 (6.08m x 4.72m) approx.

The elegant lounge has a lovely bay window to the front of the property fitted with roller blinds; traditional feature fireplace with a tiled inset and hearth complete with an open fire; two alcoves; television aerial; two radiators; double height skirting boards; ornate ceiling cornice; chandelier style light fitting.

Dining Room: 12'8 x 10'0 (3.86m x 3.04m) approx.

The well appointed dining room has a rear garden aspect; window fitted with a roller blind; recess; telephone point; fibre terminal; chandelier style light fitting; deep skirting boards; oak flooring; passage leading through to kitchen.

Bedroom: 11'8 x 11'5 (3.55m x 3.48m) approx.

Spacious double bedroom with a large picture window to the rear of the apartment fitted with a roller blind; two built-in wardrobes with additional storage above; radiator; chandelier style light fitting; deep skirting boards; oak flooring.

Shower Room:

Contemporary shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and large shower unit complete with a mixer shower and rainfall/handheld fittings; ceramic wall tiles; frosted window to the side of the property; chrome ladder style radiator; downlighter; tiled flooring.

Kitchen: 12'5 x 6'11 (3.72m x 2.11m) approx.

The well equipped kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces, upstands and splashbacks; 1.5 x stainless steel sink and drainer with a mixer tap; under cabinet lighting; ceramic hob; built-in oven, combination microwave, fridge/freezer and dishwasher; window to the rear of the apartment fitted with a roller blind; heat detector; halogen light fitting; deep skirting boards; oak flooring; a part glazed uPVC door gives access to the rear garden and a further bi-folding internal oak door leads to the utility room.

Utility Room:

The functional utility room is fitted with a base unit with a co-ordinated work surface and upstands; stainless steel sink and drainer with a mixer tap; washing machine; space for a tumble dryer; downlighter; oak flooring; a part glazed uPVC door gives access to the rear garden and a further internal door leads to the rear entrance.

Rear Hallway/Entrance:

A carpeted staircase with handrail leads to the upper floor; radiator; downlighter; oak flooring; a part glazed uPVC door leads out to the rear garden.

Bedroom 2/Study: 9'4 x 6'10 (2.85m x 2.08m) approx.

This versatile room is currently being utilised as a single bedroom; balustrade; two windows overlooking the rear garden fitted with roller blinds; radiator; smoke detector; hatch to loft space; pendant light fitting; fitted carpet; door leading to the en-suite.

En-Suite Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and corner shower unit complete with a mixer shower; ceramic wall tiles around suite; built-in storage cupboard with sliding doors housing the central heating boiler and CO detector; chrome ladder style radiator; "Velux" window; extractor fan; floor tiles.



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Entrance Vestibule:

A hardwood exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; ceiling rose and chandelier style light fitting; deep skirting boards; hardwearing ribbed carpet; glazed door leading to the staircase.

First Floor Hallway:

A carpeted staircase with handrail leads up to the first floor hallway; wall mounted central heating controls; radiator; smoke detector; stained glass roof light; ceiling cornice; chandelier style light fitting; deep skirting boards; fitted carpet; further staircase to the second floor accommodation.

Lounge: 16'11 x 12'0 (5.16m x 3.66m) approx.

The generously proportioned lounge has a wonderful bay window to the front of the property fitted with roller blinds; feature fireplace; shelved recess; television point; smoke detector; ceiling rose and cornice; chandelier style light fitting; deep skirting boards; laminate flooring.

Dining Kitchen: 12'1 x 12'0 (3.68m x 3.66m) approx.

The stylish dining kitchen is well equipped and fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashback with additional tiling above the hob area; ceramic sink and drainer with a mixer tap; induction hob with a stainless steel chimney style extractor hood above; built-in oven; fridge/freezer; dishwasher; telephone point; radiator; heat detector; ceiling rose and cornice; chandelier style light fitting; deep skirting boards; laminate flooring; glazed uPVC with glazed panel above gives access to a metal staircase leading down to the rear garden.

Bedroom 1: 12'10 x 9'9 (3.92m x 2.97m) approx.

Bright and airy double bedroom with a front aspect; window fitted with a roller blind; built-in storage cupboard; radiator; ceiling rose and cornice; chandelier style light fitting; deep skirting boards; fitted carpet.

Bedroom 2: 12'1 x 9'6 (3.68m x 2.90m) approx.

Generous second double bedroom with a window overlooking the rear garden fitted with a roller blind; built-in storage cupboard; radiator; ceiling rose and cornice; chandelier style light fitting; deep skirting boards; fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath mixer shower and glass shower screen; ceramic wall tiles around suite; built-in utility cupboard housing the washer/dryer; window to the side of the apartment fitted with inset "Venetian" blinds; wall mounted mirrored medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; tiled floor.

Second Floor Hallway:

A carpeted staircase with handrail and balustrade leads to the second floor hallway; dado rail; wall light; built-in cupboard housing the central heating boiler and CO detector; ceiling light fitting; fitted carpet.

Bedroom 3: 14'10 x 8'6 (4.53m x 2.60m) approx.

Well presented third double bedroom with a "Velux" window to the front of the apartment with an inset blind; sloped ceiling; radiator; two branch ceiling light fitting; fitted carpet; door leading to the "Jack and Jill" shower room.

Bedroom 4: 15'0 x 7'7 (4.56m x 2.33m) approx.

The fourth double bedroom is positioned to the rear of the building; "Velux" window to the rear of the apartment with an inset blind; sloped ceiling; radiator; two branch ceiling light fitting; fitted carpet; door leading to the "Jack and Jill" shower room.

"Jack and Jill" Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit with splashback tiling behind and a tiled shower unit complete with a mixer shower; extractor fan downlighters; vinyl flooring.



Outside:

There is an enclosed, well maintained, low maintenance garden to the rear of the building which is mainly laid to granite chips with well established shrubs and a feature rhododendron.

Note: The gas meters are located to the front and side of the building.

Parking:

There is off street parking available for two cars to the front of the building.



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