



138A Crown Street
Aberdeen AB11 6HQ

FIXED PRICE £285,000

peterkins



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- Period semi-detached family home spanning 3 floors
- City centre location
- Living room
- Open plan Dining room and Kitchen
- Utility room
- 4 Bedrooms
- Bathroom
- Shower room
- Gas central heating
- Double glazing
- Front and rear gardens
- Residents can apply for a parking permit via the Aberdeen City Council

Viewing Contact Peterkins
(01224) 428100

Ref: 43172/1 - EPC: D

description:

Early viewing is highly recommended to appreciate the lovely interior of this elegant period town house which enjoys a central location with easy walking distance to Union Street. The semi-detached granite home enjoys a quiet position set well back from the road and overlooks the landscaped front garden. Presented in excellent condition the house is bright and airy with neutral décor complimented by self coloured flooring. Occupying a generous feu, the family home spans 3 floors of generously proportioned accommodation which comprises: entrance hall; elegant living room; double bedroom; further bedroom on split level; lower floor: open plan dining room and kitchen; utility room; shower room; upper floor: 2 further double bedrooms; bathroom. Outside there is charming front garden and a pleasant area to the rear of the house. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Additional supplementary information re: improvements to the property. The owner has also addressed points raised in the Home Report. These include:-

Renewed front and back skews and tabbing.

Repaired multiple slates.

Sealed around chimney caps.

Made repairs to chimney haunching.

Tidied up aerial wiring.

The above mentioned works were completed by Bon-Accord Roofing on 20th April 2023.

location:

Crown Street is located just a few minutes walk from the city's main thoroughfare, Union Street, there is a wealth of amenities on the doorstep, including restaurants, theatre, cinemas, and several large shopping centers. Union Square is a short distance to walk and the Duthie Park is also close by. Ideally situated for all areas of the city and beyond, the property is also within walking distance of the railway and bus stations, with the main arterial route only a short distance away. There are primary and secondary schools in the area with a choice of private schools also within walking distance of the property.

directions:

From Union Street (at the Music Hall junction) exit onto Crown Street. Continue along and No. 138A is located some distance along on the right-hand side of the road indicated by our for sale sign.



the accommodation comprises:

entrance hall:

Welcoming entrance hall with access to the upper and lower floors; ceramic floor tiles; cupboard housing the electric meters; pendant light fitting.

living room:

3.66mx3.30m Elegant living room featuring an impressive marble fireplace complete with a gas fire; with a dual aspect; tall windows to the side and rear of the property; ceiling cornice; 5 branch light fitting; television point; laminate flooring; radiator with a decorative cover.

bedroom 1:

4.18mx3.31m Spacious bedroom with a lovely garden view; large sash and case, double glazed window fitted with a roller blind; chandelier style light fitting; 2 recessed shelved areas; laminate flooring; radiator with a decorative cover/window seat.

bedroom 2:

2.38mx1.88m upper area: 5mx1.06m Unusual bedroom on 2 levels. The bright room has a rear aspect; spotlight; wooden ladder leads to the upper level; fitted carpet; radiator.

lower floor:

Carpeted staircase leads to the lower floor; under stair storage cupboard; ornate ceiling rose; chandelier style light fitting; downlighters; ceramic floor tiles; radiator.

dining kitchen:

8mx3.13m Impressive open plan dining room and kitchen with aspects to the front and to the rear of the property. The dining room has a lovely marble fireplace fitted with an electric fire; window to the hall; ceiling cornice; spotlight fitting; ceramic floor tiles.

The kitchen is fitted with a comprehensive range of base and wall mounted cabinets incorporating a breakfast bar linked by coordinated work surfaces and splash back tiling; circular sink and drainer with a mixer tap; built in oven; gas hob; built in storage cupboard; integrated dishwasher; ceiling cornice; spotlight fitting; access to the utility room; ceramic floor tiles. Note: The wall mounted television will remain.

utility room:

1.73mx1.42m Functional utility room fitted with a base unit complete with inset sink and a mixer tap; wall unit; window to the rear; plumbed for a washing machine; vinyl flooring.

shower room:

Fitted with a modern shower suite comprising: wash hand basin set into a vanity unit; W.C; walk in shower unit complete with a mixer shower; central heating boiler; medicine cabinet; downlighters; extractor fan; radiator.

upper floor:

There is a useful storage cupboard on the half landing with hanging rail; 'Velux' window to the front of the house draws in a great deal of natural light to the upper hall and staircase; spotlight fitting; fitted carpet.

bathroom:

Most attractive bathroom fitted with a white suite comprising: corner bath with a hand held shower fitting; wash hand basin set into a vanity unit; W.C with a concealed cistern; coordinated splash back tiling; shaver point; extractor fan; window to the rear of the house; ceramic floor tiles; access to insulated storage loft.

bedroom 3:

4.06mx2.87m 4.06mx2.87m Bright bay style window to the front of the house; built in double wardrobe; ceiling light; fitted carpet; radiator.

bedroom 4:

4.12mx2.61m The fourth bedroom also have a bay window to the rear of the house fitted with a roller blind; ceiling light; fitted carpet; radiator.







outside:

The extensive, well laid out front garden is well stocked with a wide variety of mature plants and shrubs. There is also a drying area laid to grass and a lock block path which leads to the entrance door and a patio providing a pleasant seating area. A covered close leads to the rear of the house which is again laid for low maintenance with lock block. There is also a useful storage shed at the rear of the property.

parking:

Residents of this house are entitled to exclusive central parking permits from Aberdeen City Council.



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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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