



28 Great Southern Road,
Aberdeen, AB11 7XU

Offers Over £185,000
£15,000 below market value
(as at 20/05/2024)

peterkins



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Offers Over £185,000

- Mid Terraced Granite Dwellinghouse
- In Need of Some Upgrading
- Living/Dining Room
- Breakfast Kitchen
- Cloakroom
- Three Bedrooms
- Office
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Off Street Parking for Two Cars

Viewing contact Peterkins
(01224) 428100

Ref: 42657/3
EPC: Band C
103m²

Description:

We offer for sale this generous three bedroom, **granite mid terraced dwellinghouse**, situated in a desirable part of the city. The property is perfect for a growing family but would benefit from a general upgrade to enhance the spacious interior, which spans over two floors and comprises of: Entrance vestibule; hallway with staircase leading to the upper floor; living/dining room; breakfast kitchen; rear hallway; cloakroom; office. Upper Floor: Three double bedrooms; bathroom with an over bath electric shower. Outside there is off street parking for two cars to the front of the house and a large, enclosed garden to the rear. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Note: Roof works and damp works have been carried out in December 2024 and February 2025 respectively to rectify some of the issues raised in the home report. Further details of completed works can be provided on request.

Location:

The property is situated close to Holburn Street, one of the main arterial routes to the city, an area which is well served by local shops and public transport facilities and is extremely convenient for the City Centre and Ferryhill. In addition, the Duthie Park with its many attractions is situated nearby, and the west end of Union Street with its pubs, clubs, restaurants and leisure facilities is also within easy walking distance.

Directions:

From the West End of Union Street turn left onto Holburn Street and proceed straight ahead at the traffic lights with Great Western Road. At the roundabout take the second exit onto Great Southern Road. At the following roundabout take the third exit, back onto Great Southern Road then turn first left onto the slip road. Number 28 is indicated by our "For Sale" sign.

Entrance Vestibule:

A uPVC door with fanlight and glazed side panel gives access to the hallway; electric meter cupboard; window to the front of the house; pendant light fitting; fitted carpet.

Hallway:

The hallway has a carpeted staircase with balustrade and handrail leading to the upper floor; under stair storage cupboard; telephone point; "Hive" central heating controls; pendant light fitting; fitted carpet.

Living/Dining Room: 23'1 x 13'6 (7.03m x 4.11) approx. at widest points.

Generously proportioned living/dining room with windows to the front and rear of the house; wood burner style electric fire set onto a marble hearth; telephone point; two radiators; smoke detector; two ceiling light fittings; fitted carpet.

Breakfast Kitchen: 11'2 x 9'8 (3.40m x 2.95m) approx.

The well-equipped breakfast kitchen is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; breakfast bar; sink and drainer with a mixer tap; ceramic hob; cooker extractor hood; built-in oven; fridge; freezer; washing machine; serving hatch to the living/dining room; heat detector; florescent strip light; vinyl flooring.

Rear Hallway:

A part glazed uPVC exterior door leads out to the rear garden; pendant light fitting; carpet.



Office: 10'10 x 5'7 (3.29m x 1.71m) approx.

This versatile room with two windows overlooking the rear garden; radiator; pendant light fitting; fitted carpet.

Upper Floor:

Glazed panelled roof light; ceiling light fitting; fitted carpet.

Bedroom 1: 13'1 x 8'11 (3.99m x 2.72m) approx.

Bright and airy double bedroom with a rear garden aspect; built-in double wardrobe providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 12'7 x 7'9 (3.84m x 2.35m) approx.

Spacious second double bedroom with a window to the front of the house; built-in double wardrobe providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 9'2 x 8'11 (2.79m x 2.72m) approx.

The third bedroom has a window to the front of the property; built-in cupboard with clothes hanging rail and shelf and also housing the gas boiler; radiator; pendant light fitting; fitted carpet.

Bathroom:

Fitted with a three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an overhead electric shower and glass shower screen; ceramic wall tiles around suite; frosted window to the rear; radiator; ceiling light fitting; fitted carpet.

Outside:

The fully enclosed, elongated rear garden which has a paved patio area with low maintenance granite chipped sections complete with flowering shrubs and a vegetable garden. The greenhouse, rotary dryer and timber/plaster sheds will be included in the sale. **Note:** The gas meter is located at the front of the house.

Parking:

There is a lock block driveway to the front of the building providing off street parking for two cars.



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 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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