



206 Mid Stock Road,
Aberdeen, AB15 5HQ

Fixed Price £263,999

peterkins



206 Mid Stocket Road, Aberdeen, AB15 5HQ

Offers Over £263,999

- Stunning Double Upper in a Prime West End Location
- Boasts Many Period Features
- Elegant Lounge with Bay Window & Feature Fireplace
- Modern Dining Kitchen with Appliances
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Single Garage

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Ref: 46339/1

EPC: D TAX: F
Floor Area: 113m²
Tenure: Ownership

Description:

Early viewing is essential to appreciate this stunning **three bedroom double upper** which forms part of a traditional granite building within in a prime West End location. The property boasts many period features including high ceilings, a bay window and traditional fireplace in the lounge, intricate ceiling work, pitch pine doors and a unique turret in the master bedroom. Prospective purchasers will no doubt be impressed by the level of generously proportioned accommodation on offer which comprises of: Welcoming hallway with staircase leading to the upper floors; elegant lounge; dining kitchen with integrated appliances; double bedroom; four-piece family bathroom. Upper Floor: Master bedroom with walk-in wardrobes and an ensuite shower room; further bedroom. Outside there is a single garage accessed from Harcourt Road. Heating is provided by a gas central heating system and all windows (apart from the curved window in the lounge) are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Mid Stocket Road is situated in the city's prestigious West End, within easy reach of the City Centre, as well as various business locations across the city and suburbs. The property is located within the catchment area for Mile End Primary School and Aberdeen Grammar School and local cafes and specialist shops can be found on nearby Rosemount. Foresterhill Hospital and ONE BioHub Life Sciences at Foresterhill Campus are also within easy walking distance. In addition, there is a choice of bus routes which link the City Centre and all areas beyond.

Directions:

From the West End of Union Street, continue onto Alford Place, Albyn Place and then onto Queens Road. At the Queens Cross roundabout take the third exit, turning right onto Fountainhall Road then at the T-junction, turn left onto Kings Gate. Take the following road on the right onto Gordondale Road then left onto Mid Stocket Road. Number 206 is situated a short distance along on the right as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A hardwood exterior door with stained glass side panels and fanlight gives access to the shared entrance vestibule; electric meter cupboard; dado rail; "Terrazzo" tiled floor; moulded ceiling cornice; pendant light fitting; further hardwood exterior gives access to the hallway.

Hallway:

The entrance hallway has a carpeted staircase with a turned wooden handrail leading to the half floor landing; additional stairs leading up to the main hallway; wooden balustrade; large window to the side of the property; under stair storage cupboard housing the gas meter; telephone point; two traditional style radiators; two wall lights; picture rail; smoke detector; moulded ceiling cornice; deep skirting boards; fitted carpet; further carpeted staircase with wooden balustrade and turned handrail leads up to the second floor.



Lounge: 20'1 x 12'8 (6.19m x 3.85m) approx.

The elegant lounge has a lovely bay window to the front of the property together with a corner set window and further window to the side of the building which allows an abundance of natural light flow into the room, all windows are fitted with "Roman" blinds; feature fireplace with a tiled inset and polished granite hearth complete with a "living flame" gas fire; telephone point; two tall traditional style radiators; ornate ceiling rose and cornicing; chandelier light fitting; double height skirting boards; fitted carpet.

Dining Kitchen: 15'8 x 11'6 (4.78m x 3.52m) approx.

The stylish dining kitchen is fitted with a comprehensive range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; stainless steel sink and drainer with a mixer tap; induction hob with a stainless steel chimney style extractor hood above; built-in double oven and microwave; integrated fridge/freezer, dishwasher, washing machine and tumble dryer; two windows to the rear of the property fitted with "Roman" blinds; built-in cupboard housing the central heating boiler; traditional style radiator; picture rail; CO detector; downlighters; deep skirting boards; laminate flooring.

Bedroom 2: 12'8 x 9'9 (3.85m x 2.98m) approx.

Well-presented double bedroom with a large window to the front of the building fitted with a "Roman" blind; traditional style radiator; picture rail; moulded ceiling cornice; three branch ceiling light fitting; deep skirting boards; fitted carpet.

Family Bathroom:

Attractive family bathroom fitted with a white four-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit, bath and corner shower unit complete with a mixer shower; ceramic wall tiles around suite; stained glass window to the side of the property; mirrored medicine cabinet with downlighters; traditional style heated towel rail; hatch to loft; downlighters; laminate flooring.

Upper Floor:

Built-in shelved storage cupboard; wall light; smoke detector; "Velux" window; fitted carpet.

Master Bedroom: 18'10 x 9'11 (5.74m x 3.00m) approx. at widest points (inc. corridor to turret).

Bright and airy master bedroom with a window to the front of the building fitted with a "Roman" blind; feature port hole window on the gable wall; small passageway leading through to the feature turret which provides great views over the city; built-in walk-in wardrobe with sliding mirrored doors providing excellent hanging and storage space; traditional style radiator; ceiling light fitting; deep skirting boards; fitted carpet; door leading to the en-suite shower room.

En-Suite Shower Room:

Modern en-suite 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 corner shower unit complete with an electric shower; ceramic wall tiles; chrome ladder style radiator; extractor fan; "Velux" window; downlighters; floor tiles.

Bedroom 3: 10'4 x 10'4 (3.15m x 3.14m) approx.

The versatile third bedroom is currently being utilised as a study; window with a pleasant front aspect fitted with a "Roman" blind; low level built-in shelved storage cupboard; downlighters; deep skirting boards; fitted carpet.

Loft:

The small loft space is accessed from the family bathroom.







Single Garage:

The garage is accessed at the side of the property on Harcourt Road and has timber folding doors.

Parking:

There is a dedicated parking space at the front of the private garage with additional non-permitted parking to the rear of the property on the access lane.

On street parking is also available on Harcourt Road and Midstocket Road. Residents can apply for a permit from Aberdeen City Council for which an annual fee is applicable.

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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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