



82 Mile End Avenue,
Aberdeen, AB15 5PY

Offers over £230,000

peterkins



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- Self-Contained Double Upper Flat
- Lounge with Bay Window & Feature Fireplace
- Spacious Dining Room
- Fitted Kitchen with Appliances
- Three Double Bedrooms
- Bathroom with a Four-Piece Suite
- Gas Central Heating
- Double Glazing
- Shared & Exclusive Areas of Garden
- Exclusive Cellar & Large Outhouse
- Shared Washhouse

Viewing contact Peterkins
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Ref:35893/2

EPC: E

Council Tax Band: E

Floor Area: 114m²

Tenure: Ownership

Description:

We are delighted to present for sale this exceptionally spacious **three bedroom self-contained double upper flat**, which enjoys a prime position within a sought-after West End location. This beautiful granite property forms part of a terrace of traditional homes and retains many period features including a lovely bay window in the lounge, high ceilings, deep skirtings and moulded ceiling cornices. The accommodation spans over two floors and comprises of: Entrance with staircase leading to the first floor hallway and continuing to the upper floor; lounge with a feature fireplace; spacious dining room; fitted kitchen with appliances; two double bedrooms. Upper Floor: Further double bedroom; modern four-piece bathroom. Outside there is an exclusive area of garden to the rear of the building together with a shared drying green. In addition, there is an exclusive cellar and large outhouse together with a shared washhouse. Residents can apply for a parking permit from Aberdeen City Council. The fitted flooring, white goods; light fittings, blinds and curtains will be included in the sale.

Location:

Mile End Avenue is situated minutes from Aberdeen Royal Infirmary and within walking distance of Aberdeen's thriving City Centre. There is an excellent range of shopping and recreational amenities close by including the open spaces at Victoria and Westburn park and specialist shops in Rosemount. An excellent public transport system provides easy access to most parts of the city.

Directions:

From the west end of Union Street, exit onto Rose Street and at the traffic lights, continue onto Esslemont Avenue. Follow the road to the T-junction and turn left onto Rosemount Place. Continue through the crossroads and traffic lights and bear right onto Mid Stocket Road, then take the third right onto Mile-End Avenue. Number 82 is situated on the right-hand side of the road as indicated by our 'For Sale' sign.

The accommodation comprises of:

Entrance:

A hardwood exterior door gives access to the property; frosted window to the side of the property fitted with a 'Roman' blind; wall light; coat hooks; matwell; laminate flooring; carpeted staircase with a turned wooden handrail leads to the first floor hallway.

Hallway:

The first floor hallway has a built-in storage cupboard; radiator; telephone point; smoke detector; fitted carpet; carpeted staircase with turned wooden handrail continues to the upper floor.



Lounge: 17'6 x 13'5 (5.33m x 4.08m) approx.

The wonderful lounge has a lovely bay window to the front of the property; feature fireplace with a tiled inset and hearth; television point; telephone point; radiator; smoke detector; moulded ceiling cornice; fitted carpet.

Dining Room: 16'4 x 11'9 (4.97m x 3.59m) approx.

Well-appointed dining room with a window overlooking the rear garden; feature fireplace with a cast iron inset and mosaic tiled hearth; shelved storage cupboard; radiator; moulded ceiling cornice; downlighters; stripped and varnished floor.

Kitchen: 6'9 x 5'11 (2.05m x 1.80m) approx.

The kitchen is fitted with base and wall mounted cabinets linked with co-ordinated works surfaces and ceramic wall tiles; stainless steel sink and drainer; gas cooker; fridge; freezer, washing machine; window to the rear of the property; wall mounted central heating boiler; heat detector; spotlight fitting; vinyl flooring.

Bedroom 1: 12'3 x 11'8 (3.72m x 3.55m) approx.

Bright and airy double bedroom with a window to the front of the property fitted with a 'Venetian' blind; built-in cupboard housing the electric meter and consumer unit; radiator; moulded ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 12'4 x 9'11 (3.75m x 3.01m) approx.

Good sized second double bedroom with a rear garden aspect; window fitted with a 'Venetian' blind; built-in cupboard housing the gas meter; radiator; moulded ceiling cornice; pendant light fitting; fitted carpet.

Upper Floor:

Carpeted staircase with a turned wooden handrail leads to the upper floor; smoke detector; 'Velux' window; pendant light fitting; fitted carpet.

Bedroom 3: 20'1 x 11'6 (6.11 x 3.50) approx.

Generously proportioned bedroom with a window to the rear of the property; access to eaves; radiator; pendant light fitting; fitted carpet.

Bathroom:

The attractive bathroom is fitted with a white four-piece suite comprising of: W.C. with a concealed cistern, wall hung wash hand basin, bath and large shower unit complete with aqua panelled walls, a mixer shower and a rainfall shower head; ladder style radiator; wall mounted mirror; access to eaves; 'Velux' window' spotlight fitting; vinyl flooring.







Outside:

There is an exceptionally well-maintained garden to the rear of the building with exclusive and shared areas. In addition, there is an exclusive cellar and large outhouse together with a shared washhouse.

Parking:

There is on street permit parking, residents can apply for a permit through Aberdeen City Council.



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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