



290 Queens Road,
Aberdeen, AB15 8DR

Offers Over £385,000
£5,000 below market value
(as at 13/02/2025)

peterkins



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AB15 8DR

Offers Over £385,000

- Extended Semi-Detached Dwellinghouse
- Elegant Lounge with Bay Window & Feature Fireplace
- Sitting/Dining Room with Feature Fireplace
- Sun Room with Access to the Rear Garden
- Well Equipped Kitchen with Appliances
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom
- Gas Central Heating
- Part Double Glazing
- Intruder Alarm System
- Well Maintained Gardens
- Driveway & Single Garage

Viewing contact Peterkins
on (01224) 428100

Ref: 46874/1
EPC: D TAX: G
Floor Area: 175m²
Tenure: Ownership

** £5,000 BELOW MARKET VALUE (AS AT 13/02/2025) **

Description:

We are delighted to present for sale this extended **four bedroom semi-detached dwellinghouse**, which enjoys a prime position within a sought-after West End location. This fabulous property forms part of a traditional granite building and retains many period features including a lovely bay window in the lounge, high ceilings, deep skirtings and moulded ceiling cornices in certain rooms. The accommodation spans over two floors and comprises of: Entrance vestibule; welcoming "L" shaped hallway with a staircase leading to the upper floor; elegant lounge with a bay window and feature fireplace; dining/sitting room with a feature fireplace; sun room with access to the rear garden; well equipped kitchen with appliances; utility room with appliances; cloakroom. Upper Floor: Three double bedrooms with fitted wardrobes; single bedroom; modern family bathroom. Outside there are well maintained gardens and a driveway to the side of the house which leads up to the single garage. The property benefits from gas central heating system, partly double glazed windows and an intruder alarm. The fitted flooring, white goods, certain light fittings, blinds and curtains will be included in the sale.

Location:

Queens Road offers easy access to Aberdeen city and the surrounding suburbs, and the new AWPR city bypass is located nearby. The area is well served by local shops including those at Mannofield and Seafield. The City Centre with its wealth of amenities is also only a short distance away either by car or public transport which is readily available. Hazlehead Park with its wide open spaces, lovely countryside walks and two 18 hole golf courses are again within walking distance, as are the renowned Johnstone Gardens. There are also reputable schools serving the area.

Directions:

From Union Street travel west along Alford Place and proceed onto Albyn Place. At the Queens Cross roundabout take the second exit continuing on Queens Road. Proceed straight ahead at the next two roundabouts and follow the road for some distance through the next three sets of traffic lights. The property is located after the junction at Springfield Road on the right-hand side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A hardwood exterior door with leaded glazed side panels gives access to the entrance vestibule; built-in storage cupboard housing the electric meter; picture rail; ceiling cornice; ceiling light fitting; matwell; solid wood floor; part glazed door leads to the hallway.

Hallway:

Welcoming "L" shaped hallway with a staircase leading to the upper floor; built-in under stair storage cupboard housing the gas meter; two radiators; picture rail; smoke detector; ceiling cornice; two ceiling light fittings; fitted carpet; doors leading to the lounge, dining room and kitchen.



Lounge: 18'2 x 15'1 (5.53m x 4.60m) approx.

Elegant lounge with a wonderful bay window to the front of the house; feature fireplace complete with an open fire and marble inset and hearth; television point; two radiators; ceiling cornice; stripped and varnished solid wood floor. **Note:** The chandelier light fittings and wall lights will not be included in the sale.

Sitting/Dining Room: 14'6 x 13'10 (4.42m x 4.21m) approx.

The traditional dining room offers versatile accommodation and is currently being utilised as a sitting room; feature fireplace complete with an open fire and marble inset and hearth; television aerial; smoke detector; chandelier light fitting; fitted carpet; access to the sun room.

Sun Room: 12'5 x 11'6 (3.78m 3.51m) approx.

The sun room makes a wonderful addition to the property; windows to the rear of the house; television point; electric panel heater; two wall lights; glazed exterior door leads out to the rear garden.

Kitchen: 19'2 x 8'8 (5.83m x 2.63m) approx.

The well equipped kitchen is fitted with a range of white base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; 1.5 x sink and drainer with a mixer tap; gas hob with a cooker hood extractor above; built-in double oven; dishwasher; fridge; central heating boiler; two double single glazed windows to the side of the property; two radiators; heat detector; two florescent strip light fittings; "Amtico" flooring; door leading to the utility room.

Utility Room: 11'10 x 10'5 (3.61m x 3.17m) approx.

The functional utility room is fitted with white high gloss base and wall mounted cabinets linked by contrasting work surfaces; stainless steel sink and drainer with a mixer tap; washing machine; tumble dryer; freezer; window with a rear aspect; radiator; extractor fan; spotlights; vinyl flooring; hardwood exterior door leads out to the side of the house.

Cloakroom/W.C.:

Fitted with a white two-piece cloakroom suite; chrome ladder style radiator; extractor fan; spotlights; vinyl flooring.

Upper Floor:

A carpeted staircase with balustrade and handrail leads to the upper floor; built-in airing cupboard; picture rail; smoke detector; hatch to loft; ceiling cornice; two pendant light fittings; fitted carpet; doors leading to the remaining accommodation.

Bedroom 1: 13'9 x 11'10 (4.19m x 3.60m) approx.

Well appointed double bedroom with a triple formation window overlooking to the rear garden; "Nolte" fitted wardrobes providing excellent hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 14'5 x 11'5 (4.39m x 3.49m) approx.

Spacious double bedroom with a triple formation window to the front of the property; "Nolte" fitted wardrobes again providing great hanging and storage space; radiator; picture rail; pendant light fitting; fitted carpet.

Bedroom 3: 13'11 x 11'4 (4.24m 3.46m) approx.

Good sized third double bedroom with a rear garden aspect; triple formation window; "Nolte" fitted wardrobes with shelves and hanging rails; radiator; picture rail; pendant light fitting; fitted carpet.

Bedroom 4: 8'3 x 8'1 (2.51m x 2.47m) approx.

The fourth single bedroom has a window overlooking the front of the property; radiator; pendant light fitting; fitted carpet.

Family Bathroom:

Modern family bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an overhead electric shower and glass shower screen; ceramic wall tiles around suite; wall mounted mirrored medicine cabinet; frosted window to the side of the house with a built-in extractor fan; radiator; spotlights; vinyl flooring.

Loft:

The loft is accessed from the upper hallway.







Outside:

There are well maintained gardens to the front and rear of the house.

The front garden is mainly laid to grass with shrub borders, privacy hedge and a paved pathway leading up to the front door.

The rear garden is also mainly laid to grass with shrub borders and a feature lilac tree. In addition, there is a paved patio area ideal for outdoor entertaining together with an outdoor water supply. The two timber garden sheds will remain.

Parking/Garage:

There is a driveway to the side of the house which leads up to a single garage with power and light installed; window and exterior door leading out to the side/rear garden.



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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