



89 Clifton Road, Aberdeen,  
AB24 4RL

FIXED PRICE £180,000

peterkins



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Aberdeen,  
AB24 4RL

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- Self-Contained Double Upper Flat
- In a “Ready to Move Into” Condition
- Lounge with Bay Window
- Dining Kitchen/Utility Room
- Four Bedrooms
- Two Shower Rooms
- Gas Central Heating
- Double Glazing
- Shared & Exclusive Areas of Garden
- On Street Parking

Viewing contact Peterkins  
On (01224) 428100

Ref: 46978/1

EPC: D

**Description:**

We have the pleasure in offering for sale this fabulous **four bedroom self-contained double upper flat** which forms part of a traditional granite building within a popular area of the city. The property is well presented with fresh décor and boasts some period features including high ceilings, a bay window in the lounge and moulded ceiling cornices in most rooms. The spacious accommodation comprises of: Entrance with staircase leading to the first floor; welcoming hallway; generously proportioned lounge with bay window; dining kitchen/utility room; two bedrooms; attractive shower room. Outside there is on street parking and shared/exclusive areas of garden to the rear of the building. 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.

**Location:**

Clifton Road is located in a sought-after location within easy reach of a wide range of shops and amenities. The main Aberdeen ring road is situated nearby, and all parts of the city are therefore readily accessible. The location is also extremely convenient for a wide range of offices in the West End of the city, the oil related offices at Hill of Rubislaw, Foresterhill Hospital and the University of Aberdeen's Kings College campus.

**Directions:**

Travel along George Street and continue straight ahead at the traffic lights onto Powis Terrace. Continue through the next set of traffic lights and follow the road round until it merges with Great Northern Road then turn left before the Great Northern Hotel onto Clifton Road. Number 89 is located a short distance along on the left-hand side of the road as indicated by our 'For Sale' sign.

**The accommodation comprises of:-**

**Entrance:**

A hardwood exterior door and glazed panel above gives access to the entrance with a carpeted staircase and handrail leading to the first floor; window overlooking the rear garden; wall and ceiling light fitting; coir matting at entrance; stained glass door leads to the first floor hallway.

**Hallway:**

Welcoming hallway with a large under stair storage cupboard; further cupboard housing the electric meter; telephone point; radiator; heat detector; two ceiling light fittings; fitted carpet; carpeted staircase leads to the upper floor; stained glass door leads to the lounge and there is access to the dining kitchen/utility, first floor bedrooms and shower room.



**Lounge: 15'2 x 12'0 (4.61m x 3.65m) approx.**

Generously portioned lounge with a wonderful bay window to the front of the property; feature fireplace with a marble effect inset and hearth; alcove; three traditional style radiators; fibre terminal; television point; smoke detector; moulded ceiling cornice; double height skirtings; fitted carpet.

**Dining Kitchen/Utility Room: 20'9 x 10'11 (6.33m x 3.33m) approx. at widest points.**

The well equipped dining kitchen is fitted with a comprehensive range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; under cabinet lighting; stainless steel sink and drainer with a mixer tap; ceramic hob with a telescopic integrated cooker hood; built-in oven; fridge/freezer; built-in display cabinet with glass doors; radiator; window with a rear garden aspect; smoke detector; downlighters; laminate flooring.

The utility area has a "Belfast" sink with mixer tap and a solid wood work surface; washing machine; tumble dryer; slimline dishwasher; window to the rear; ceiling light fitting; laminate flooring.

**Bedroom 1: 12'10 x 9'1 (3.92m x 2.77m) approx.**

Spacious double bedroom with a window to the front of the flat fitted with "Venetian" blinds; two recesses; radiator; smoke detector; moulded ceiling cornice; fitted carpet.

**Bedroom 4: 12'8 x 6'10 (3.85m x 2.08m) approx.**

Bright and airy bedroom with a rear garden aspect; shelved recess; smoke detector; moulded ceiling cornice; pendant light fitting; fitted carpet.

**Bathroom:**

Attractive shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin with splashback tiling behind and a corner aqua panelled shower unit complete with a mixer shower; wall mounted mirror; tall modern radiator; frosted window to the side of the building; tiled floor.

**Upper Floor:**

A carpeted staircase leads to the upper floor and gives access to the remaining accommodation; built-in cupboard housing the central heating boiler; "Velux" window; access to the eaves; smoke detector; CO detector; two ceiling light fittings; fitted carpet.

**Bedroom 2: 12'6 x 8'11 (3.81m x 2.73m) approx.**

Generous double bedroom with a window overlooking the rear garden; built-in cupboard with hanging rail; radiator; smoke detector; pendant light fitting; fitted carpet.

**Bedroom 3: 12'4 x 8'0 (3.76m x 2.43m) approx.**

Good sized third double bedroom again with a window to the rear of the property; built-in cupboard with hanging rail; television point; radiator; smoke detector; pendant light fitting; fitted carpet.

**Shower Room:**

Modern shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and a large shower unit complete with an electric shower; ceramic wall tiles around suite; wall mounted mirror; chrome ladder style radiator; "Velux" window; ceiling light fitting; vinyl flooring.







**Outside:**

There are shared and exclusive areas of garden to the rear of the building which are laid to grass.

**Parking:**

There is ample on street parking available on Clifton Road.



**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](mailto: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.

**peterkins**

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)