



41 Braemar Place, Aberdeen,
AB10 6EN

Offers Over £275,000

peterkins



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- Impressive Double Upper Flat
- Wonderful Views Over the South of the City
- Elegant Lounge with Bay Window
- Modern Dining Kitchen
- Utility Room
- Four Double Bedrooms
- Shower Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Beautifully Maintained Rear Garden with Shared & Exclusive Areas
- Cellar/Washhouse
- Ample On Street Parking

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Ref: 45778/2
EPC: Band D

Description:

Early viewing is essential to appreciate this impressive **four bedroom double upper flat** which forms part of a granite building within a much sought-after area of the city with wonderful views over the south of the city. The property retains many period features which include high ceilings, a bay window and traditional fireplace in the lounge and master bedroom, deep skirting boards and moulded ceiling cornices in most rooms. The versatile family accommodation spans two floors and comprises of: Ground Floor: Entrance vestibule; welcoming hallway with staircase leading to the first floor; corridor leading to the washhouse/cellar and gives access to the rear garden. First Floor: Elegant lounge; dining kitchen; utility room; two double bedrooms; modern shower room; staircase leading to the second floor. Second Floor: Master bedroom; further double bedroom with built-in wardrobes; family bathroom. Outside there is a beautifully maintained rear garden which has exclusive and shared areas together with ample free on street parking to the front of the property. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, certain white goods, certain light fittings and certain blinds will be included in the sale.

Location:

Braemar Place is situated within a popular area of the city, the area is well served by local shops and public transport facilities. The retail park at the Bridge of Dee is easily accessible and the subjects also enjoy easy access to the main arterial routes to all northeast business centres, Aberdeen Airport and the hospital complex at Foresterhill. In addition, the flat is within the catchment area for reputable primary and secondary schools and is also within walking distance of many of the City's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are accessible and the superstores at Bridge of Dee are a short walk away. Aberdeen City Centre with its wealth of amenities is only a short distance from the property.

Directions:

From the West End of Union Street turn left onto Holburn Street, continue from some distance through the traffic lights then take the third exit at the first roundabout and second exit at the mini roundabout onto Broomhill Road. Follow the road taking the second road on the left onto Balmoral Place then first right onto Braemar Place. Number 41 is located on the left as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

Traditional hardwood exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; matwell; fitted carpet; glazed door and side panel leads to the hallway. **Note:** The ceiling light fitting is not included in the sale.

Hallway:

Welcoming hallway with a wide carpeted staircase leading to the first and second floors; wrought iron balustrade and turned wooden handrail; built-in under stair storage cupboard; dado rail; wall light; coat hooks; moulded ceiling cornice; deep skirting boards; fitted carpet; part glazed door leading to the rear hallway.



Rear Hallway:

Corridor leads to an exclusive washhouse and cellar; "Skylight"; exterior door leading out to the rear garden; pendant light fitting; vinyl flooring.

Lounge: 18'3 x 14'4 (5.55m x 4.37m) approx.

Elegant lounge with a wonderful picture window to the front of the property fitted with "Roman" blinds; feature fireplace with a cast iron inset and hearth complete with a gas fire; picture rail; intricate ceiling rose and cornice; two wall lights; two radiators; double height skirting boards; CO detector; five branch chandelier fitting; fitted carpet.

Dining Kitchen: 17'0 x 11'8 (5.17m x 3.56m) approx.

The superb dining kitchen is fitted with an excellent range of cream high gloss base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; under cabinet lighting; sink and drainer with a mixer tap; gas hob with a stainless steel style chimney hood extractor above; built-in oven; slimline dishwasher; window overlooking the rear garden fitted with "Venetian" blinds; ample room for a dining table and chairs; shelved recess with a low level storage cupboard under; radiator; wall light; heat detector; CO detector; tiled flooring.

Note: The fridge, ceiling light fitting, and the wall mounted television will not be included in the sale, although the bracket will remain.

Utility Room: 10'7 x 5'11 (3.23m x 1.78m) approx.

Functional utility room fitted with base unit and co-ordinated work surfaces; stainless steel sink and drainer with a mixer tap; washing machine; window to the rear of the flat; large built-in airing cupboard with louvre doors housing the central heating boiler; pendant light fitting; vinyl flooring. **Note:** The freezer will not be included in the sale.

Bedroom 2: 11'11 x 11'2 (3.64m x 3.40m) approx.

Bright and airy double bedroom with a window to the front of the property fitted with a roller blind; free standing wardrobe with mirrored glass doors; radiator; double height skirting boards; moulded ceiling cornice; pendant light fitting; laminate flooring.

Bedroom 4: 13'6 x 9'1 (4.12m x 2.78m) approx.

The fourth bedroom has a rear garden aspect; window fitted with a "Roman" blind; radiator; picture rail; deep skirting boards; moulded ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

The modern shower room is fitted with a white three-piece suite comprising of: W.C., glass circular wash hand basin set on a stainless steel pedestal/towel rail and a large tiled shower cubicle complete with a mixer shower; frosted window to the rear of the property fitted with a metal beaded screen; built-in low level storage cupboard; wall mirror; floating shelves; radiator; pendant light fitting; vinyl floor tiles.

Upper Floor:

Stained glass "Skylight", dado rail; wall light; smoke detector; hatch to loft; smoke detector; fitted carpet.

Master Bedroom: 21'3 x 13'2 (6.45m x 3.99m) approx.

Exceptionally spacious double bedroom with a bay window to the rear of the house fitted with wooden shutters; feature cast iron fireplace; television point; deep skirting boards; pendant light fitting; fitted carpet. **Note:** The wall mounted television will be removed but the bracket will remain.

Bedroom 3: 12'3 x 9'11 (3.73m x 3.03m) approx.

Good sized second double bedroom with a "Velux" window to the front of the property; built-in wardrobes with louvre doors providing excellent hanging and storage space; radiator; deep skirting boards; ceiling light fitting; fitted carpet.

Family Bathroom:

Attractive family bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath; half height wall panels; built-in storage cupboard; "Velux" window; radiator; pendant light fitting; tiled floor.







Outside:

The beautifully maintained rear garden enjoys a lovely south facing aspect. The garden has both shared and exclusive areas which are mainly laid to grass with well-established shrub borders.

Parking:

There is ample free on street parking available on Braemar Place.



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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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