



16 Beechgrove Terrace,
Aberdeen, AB15 5ED

Offers Around £200,000

peterkins



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- First Floor Flat in Desirable West End Location
- Elegant Lounge with Bay Window & Feature Fireplace
- Dining Kitchen with Appliances
- Utility Room
- Two Double Bedroom
- Modern Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Shared Rear Garden
- Exclusive Cellar & Shared Outhouse
- Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 46639/1

EPC: Band E

Description:

We are delighted to offer for sale this superb **two bedroom, first floor flat**, which forms part of a traditional granite building within a desirable West End location. The property is presented in good condition and retains many period features which include high ceilings, a bay window in the lounge, stripped pitch pine doors; deep skirting boards and plaster cornicing in most rooms. The spacious accommodation comprises of: Entrance vestibule; welcoming hallway; elegant lounge with a feature fireplace; dining kitchen with appliances; utility room; two double bedrooms; modern bathroom with an over bath shower. Outside there is a shared rear garden together with an exclusive cellar and shared outside.

There is also a **single garage** pertaining to the property which is located just off Mile End Lane.

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:

Beechgrove Terrace is situated within a desirable West End location. Local artisan shops cater for everyday requirements and a wider choice of individual shopping is available in nearby Rosemount. For more extensive shopping, Aberdeen City Centre is within easy walking distance. For recreational amenities, Victoria and Westburn Parks are close by, the latter featuring indoor and outdoor tennis facilities as well as competition standard Bowling Green. The Aberdeen Royal Infirmary at Foresterhill is only a five minutes' walk away. Regular public transport links to the City Centre and other areas of the city are available close by and the property is also very close to Anderson Drive which ensures ease of access to all major routes out of the city.

Directions:

From the west end of Union Street, turn right onto Rose Street and continue through two sets of traffic lights onto Esslemont Avenue. Continue to the junction with Rosemount Place then turn left onto Rosemount Place and proceed through the crossroads and traffic lights onto Beechgrove Terrace. Number 16 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

The well maintained communal entrance is accessed via a security door entry system and has a staircase leading to all floors.

Vestibule:

The vestibule is accessed via hardwood double doors; fitted carpet; a further hardwood door with stained glass panel leads to the hallway.

Hallway:

Welcoming hallway with all accommodation leading off; built-in storage cupboard; further cupboard housing the electric and gas meters; wall mounted security door entry handset; radiator; wall light; smoke detector; ceiling cornice; ceiling light fitting; deep skirting boards; fitted carpet.

Lounge: 17'11 x 14'4 (5.46m x 4.37m) approx.

The elegant lounge has a fabulous bay window to the front of the property; traditional feature fireplace with a marble inset and hearth complete with a living flame gas fire; alcove; telephone point; television point; two radiators; smoke detector; ceiling light fitting; deep skirting boards; fitted carpet.



Dining Kitchen: 17'10 x 10'10 (5.44m x 3.29m) approx.

The generously proportioned dining kitchen is fitted with an excellent range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in double oven; fridge/freezer; slimline dishwasher; built-in storage cupboards; dining area; window to the rear of the flat with an extractor fan; telephone point; dado rail; radiator; heat detector; ceiling cornice; two ceiling light fittings; deep skirting boards; vinyl flooring; door leading to the utility room.

Utility Room: 11'1 x 6'0 (3.39m x 1.83m) approx.

Fitted with base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; washing machine; central heating boiler; clothes pulley; window with a rear aspect fitted with a vertical blind; CO detector; ceiling light fitting; vinyl flooring.

Bedroom 1: 17'3 x 13'2 (5.26m x 4.01m) approx.

Exceptionally spacious double bedroom with a large twin window to the front of the property; two built-in shelved storage cupboards; telephone point; radiator; smoke detector; ceiling rose and cornicing; pendant light fitting; deep skirting boards; fitted carpet.

Bedroom 2: 12'2 x 10'9 (3.72m x 3.28m) approx.

Good sized double bedroom with a large window overlooking the rear garden; built-in shelved storage cupboard; radiator; ceiling rose and cornicing; pendant light fitting; deep skirting board; fitted carpet.

Bathroom:

The modern bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin set onto a vanity unit and bath complete with an overhead electric shower and glass shower screen; aqua panels around suite; radiator/heated towel rail; frosted window to the rear of the building; glazed window above the door which allows additional light flow into the room; extractor fan; ceiling light fitting; vinyl flooring.

Outside/Garage:

There is a shared garden to the rear of the building with an exclusive cellar and shared outhouse. In addition, there is a **single garage** located off Mile End Lane with power and up and over door controlled by a remote key fob.



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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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