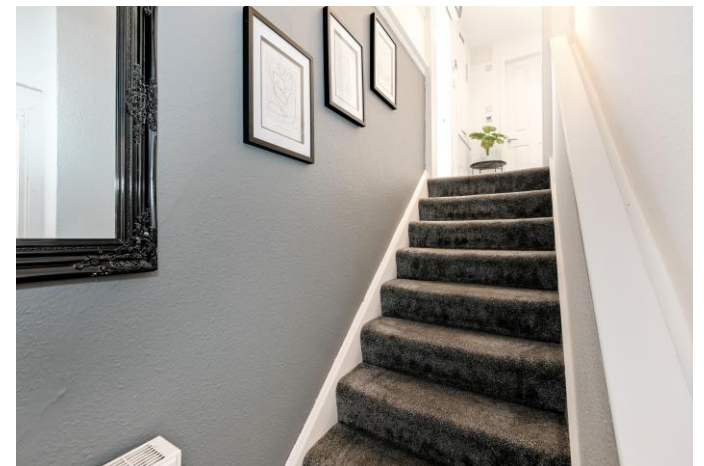




33C Grosvenor Place,
Aberdeen, AB25 2RE

Offers Over £115,000
£15,000 BELOW VALUATION,
AS AT 23.04.2025.

peterkins



33C Grosvenor Place,
Aberdeen
AB25 2RE

Offers Over £115,000
£15,000 BELOW VALUATION,
AS AT 23.04.2025

- Appealing Top Floor Apartment
- Open Plan Living Room & Breakfast Kitchen
- Two Double Bedrooms
- Attractive Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- On Street Permit Parking

Viewing contact Joanne
07771688152.

Ref: 31383/22

EPC: D

Council Tax: B

Tenure: Ownership

Description:

Early viewing is essential to appreciate the interior of this appealing **two bedroom top floor apartment** which forms part of a traditional granite building within a prime West End location. The property has recently been refurbished to a high standard with fresh décor complimented by quality blinds and floor coverings. The accommodation comprises of: Entrance hallway; open plan living room and breakfast kitchen; two double bedrooms; bathroom with an over bath shower. Outside there is ample on street permit parking available on Grosvenor Place, residents can apply for a permit through Aberdeen City Council. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, light fittings, blinds and curtains will be included in the sale.

Location:

Grosvenor Place is a popular tree-lined street in the heart of the city's fashionable West End. Both the City Centre and Rosemount are within walking distance of the property. The area offers a wide range of business, shopping and recreational facilities. Local convenience stores are available and there is a regular bus service to and from the City Centre. The Grammar School is located within a two-minute walk of the proper and there are also reputable nurseries and primary schools in the area.

Directions:

From the West End of Union Street turn right onto Rose Street and continue straight ahead at the traffic lights onto Esslemont Avenue. Continue and turn first left onto Whitehall Place and first right into Grosvenor Place. Number 33C is situated on the left as indicated by our "For Sale" sign.

Entrance:

A traditional hardwood exterior door with glazed side panels leads to the shared entrance; ceiling cornice; downlighter; hardwearing carpet; further door gives access to the internal communal stairwell which leads up to the first and second floors.

Hallway:

A part glazed exterior door gives access to the property; wall light; radiator; a carpeted staircase with handrail leads up to the centrally positioned hallway with all accommodation leading off; wall mounted door entry handset; built-in cupboard housing the new central heating boiler; "Hive" central heating controls; consumer unit; smoke detector; fitted carpet.

Living Room/Breakfast Kitchen: 23'2 x 8'7 (7.05m x 2.62m) approx. at widest points.

The stylish living area has a large window to the rear of the property fitted with a roller blind; feature panelled wall; radiator; downlighters; laminate flooring.

The modern and well equipped kitchen is fitted with a excellent range of light grey high gloss base and wall mounted cabinets; "Silestone" work surfaces and upstands; breakfast bar; gas hob with a cooker hood extractor above; integrated appliances, oven, microwave, fridge/freezer, washing machine and dishwasher; double window to the rear of the apartment fitted with a roller blind; heat detector; downlighters; laminate flooring.



Bedroom 1: 10'0 x 9'11 (3.04m x 3.02m) approx.

Bright and airy double bedroom with a front aspect; double window fitted with a roller blind; feature panelled wall; ample space for free standing furniture; radiator; downlighters; fitted carpet.

Bedroom 2: 10'4 x 10'0 (3.14m x 3.04m) approx.

Well appointed second double bedroom with a double window fitted with a roller blind overlooking the front of the property; built-in wardrobe with sliding doors providing great hanging and storage space; radiator; downlighters; laminate flooring.

Bathroom:

Attractive, fully tiled, bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set onto a vanity unit and bath with an overhead mixer shower and glass shower screen; wall mounted mirrored medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; under floor heating; tiled floor.

Parking:

There is ample on street permit parking available on Grosvenor Place. Residents can apply for a permit from Aberdeen City Council for which an annual charge is applicable.

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.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com