



62 Irvine Place,  
Aberdeen, AB10 6HB

Offers Over £225,000

peterkins





## 62 Irvine Place Aberdeen AB10 6HB

Offers Over £225,000

- Impressive Self-Contained Double Upper Flat
- Living Room with Open Fire
- Study/Home Office/Bedroom 4 with Open Fire
- Dining Kitchen
- Utility Cupboard
- Shower Room
- Three Double Bedrooms
- Bathroom
- Gas Central Heating
- Most Windows Double Glazed
- Shared & Exclusive Garden Areas
- Off-Street Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 2393/3  
EPC: Band D  
Council Tax: Band E  
Tenure: Ownership

### Description:

Early viewing is highly recommended to appreciate the spacious interior of this impressive, **self-contained double upper flat** which forms part of a substantial granite building in a sought-after city location. The present owner has recently upgraded the property both inside and out to include roof/gutter repairs and refurbished gates. The property also has interlinked smoke and heat detectors and would make an ideal purchase for a young couple/family or buy-to-let investor. Presented in excellent condition, the property has been freshly decorated to enhance the generously proportioned accommodation which comprises of: Entrance with staircase leading to the first floor; hallway; living room with a feature open fire; sitting room/bedroom 4 with feature open fire; dining kitchen; shower room; double bedroom. Upper Floor: Utility cupboard on the landing; two further double bedrooms; bathroom with an over bath shower. Outside there are exclusive and shared areas of garden together with a large private parking space which is accessed via the rear lane. Heating is provided by a gas central heating system and most windows are double glazed. The white goods, fitted flooring, light fittings, window blinds and curtains will be included in the sale. **Note:** The property can also be sold with the majority of furnishings, fixtures and fixtures.

### Location:

Irvine Place is a delightful wide tree lined street situated in Aberdeen's west end, particularly convenient for the City Centre. There are good primary and secondary schools and excellent public transport facilities allowing access to many parts of Aberdeen. A short drive leads to the main Aberdeen ring road which provides commuting to both north and south of the city where many of the oil related offices are situated.

### Directions:

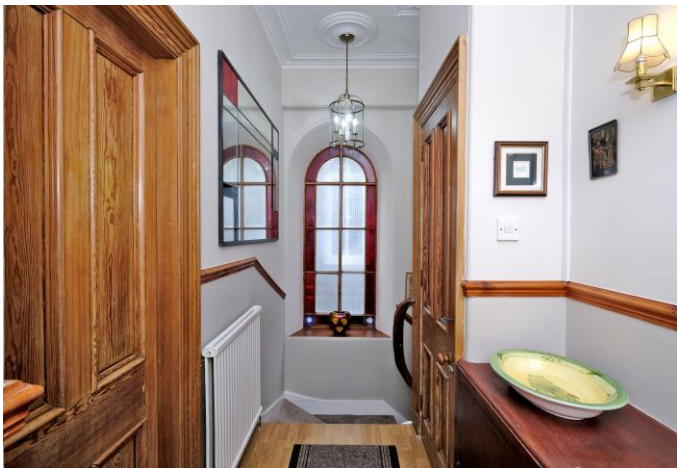
From the West End of Union Street exit left and travel down Holburn Street continuing through the traffic lights and go straight across the roundabout. At the next mini roundabout turn right onto Holburn Road and Irvine Place is the next road on the left. Number 62 is situated on the right as indicated by our 'For Sale' sign.

### The accommodation comprises of:-

### Entrance:

A traditional exterior door with glazed fanlight gives access to the entrance and wide carpeted staircase with a turned wooden handrail leads to the upper floor; beautiful stained-glass window to the side of the property which is one of many original features in the property; dado rail; spotlight fitting; fitted carpet.





#### First Floor Hallway:

Gives access to all first floor accommodation and features original wood doors, skirting boards and facings; ceiling rose; 2 pendant light fittings; cupboard with electric meters; dado rail; telephone point; radiator; door gives access to the staircase leading to the top floor.

#### Living Room: 14'9 x 13'7 (4.50m x 4.15m) approx.

Elegant living room featuring traditional features with a good front aspect; the focal point in the room is the working fireplace which has a cast iron inset and a tiled hearth; original, pitch pine window panels and double skirting boards; double glazed windows; ornate ceiling rose and ceiling cornice; 5 branch light fitting; laminate flooring; radiator.

#### Dining Kitchen: 11'8 x 11'0 (3.55m x 3.35m) approx.

Well-equipped dining kitchen fitted with an excellent range of professionally sprayed base and wall mounted units incorporating display wall units and ample work surfaces linked by ceramic wall tiles; sink and drainer with mixer tap; new built in oven; new gas hob; extractor hood; dishwasher; fridge/freezer; tall window fitted with a roller blind to the rear of the flat; wall cupboard housing the recently installed 'combi' boiler; spotlights; picture rail; ceramic floor tiles; radiator.

#### Study/Home Office/Bedroom 4: 12'8 x 9'9 (3.85m x 2.97m) approx.

This versatile room is currently being used as a study and features a working fireplace with wood mantle, tiled side panels and a slate hearth; double glazed window with a bright front aspect; built-in bookshelves with storage cupboards below; arched recess with shelves and a cupboard below; ceiling cornice; wall lights; pendant light fitting; laminate flooring; radiator.

#### Shower Room:

Fitted with a three-piece white suite comprising: W.C; wash hand basin; tiled shower unit complete with an electric shower; overhead storage cupboards; extractor fan; ceramic floor tiles; wooden fittings; ladder style radiator.

#### Bedroom 1: 12'5 x 8'8 (3.78m x 2.65m) approx.

Bright bedroom with a rear aspect; built-in storage cupboard; pendant light fitting; ceiling cornice; fitted carpet; radiator.

#### Second Floor:

Carpeted staircase leads to the top floor. Utility cupboard on the landing provides good storage and space for appliances. The room has a double glazed window to the side of the property.

#### Bedroom 2: 16'0 x 11'2 (4.87m x 3.40m) approx.

Bright bedroom with a large 'Velux' fitted with a pull down blind situated to the rear of the building; spotlights; fitted carpet; access to eaves storage; radiator.

#### Bedroom 3: 10'3 x 8'3 (3.13m x 2.51m) approx.

The third double bedroom has a large 'Velux' fitted with a pull down blind situated to the front of the building; built-in wardrobes with additional overhead storage; pendant light fitting; fitted carpet; radiator.

#### Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising: W.C; sink and pedestal; bath complete with an over bath mixer shower and a glass shower screen; new coordinated wall tiles; 'Velux' to the rear of the property; ceiling light; laminate flooring; ladder style radiator.











#### Outside:

The gardens to the rear of the property are very well maintained. There is a shared area and an area of garden exclusive to the property.

#### Parking:

There is a private parking area at the rear of the property with rear lane access.



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)