



286 Clifton Road, Aberdeen,
AB24 4HP

Offers Around £209,000

** NO ONWARD CHAIN **

£11,000 BELOW MARKET VALUE (AS AT 17.09.2025)

peterkins



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** NO ONWARD CHAIN **

- Semi-Detached Dwellinghouse
- Living Room with Feature Wood Burning Stove
- Dining Kitchen
- Utility Room
- Two Double Bedrooms
- One Single Bedroom
- Bathroom & Shower Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- On Street Parking

Viewing contact Peterkins
(01224) 428100

Ref: 39154/2
EPC: D

Council Tax: Band E
Floor Area: 114m²
Tenure: Ownership

Description:

We have the pleasure in offering for sale this superb **semi-detached granite dwellinghouse** situated close to all local amenities with **no onward chain**. The interior boasts high ceiled rooms with traditional features including a bay window in the living room, moulded ceiling cornices and deep skirting boards. The accommodation spans over two floors and comprises of: Entrance vestibule; hallway with staircase leading to the upper floor; living room with a feature wood burning stove; dining kitchen; utility room; bathroom with an over bath shower. Upper Floor: Two double bedrooms with free standing wardrobes; single bedroom; shower room; loft access. Outside there are enclosed front and rear gardens and on street parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, white goods, blinds and curtains will be included in the sale.

Location:

The property is located in a mature area of the city, within easy reach of a wide range of 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 the Aberdeen University Campus at Old Aberdeen, Foresterhill Hospital, Airport International Airport and the oil related offices at both Bridge of Don and Dyce. There is also a wide range of shopping facilities close by, including the Tesco Superstore at Danestone.

Directions:

From George Street travel north onto Powis Terrace, continue straight ahead at the traffic lights then veer left onto Clifton Road. Proceed for some distance and number 286 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance Vestibule:

A hardwood exterior door with fanlight and glazed panel above gives access to the entrance vestibule; electric meter cupboard; shoe rack; pendant light fitting; stripped and varnished wood floor; a part glazed door leads to the hallway.

Hallway:

Welcoming hallway with a staircase leading to the upper floor; three display shelves; radiator; smoke detector; pendant light fitting; stripped and varnished wood floor; doors leading to the living room and kitchen.

Living Room: 19'2 x 14'8 (5.84m x 4.47m) approx.

Generously proportioned living room with a bay window to the front of the house fitted with "Venetian" blinds; exposed granite inset complete with a wood burning stove and slate hearth; shelved recess with a low-level built-in cupboard housing the gas meter; two radiators; picture rail; smoke detector; ceiling cornice; drop pendant light fitting; stripped and varnished wood floor.

Dining Kitchen: 14'2 x 13'11 (4.31m x 4.23m) approx.

Spacious dining kitchen fitted with a comprehensive range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; glass/plate displays and wine rack; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a cooker hood extractor above; built-in oven; dishwasher; integrated fridge; window overlooking the rear garden; radiator; heat detector; downlighters; stripped and varnished wood floor; door to the utility room.

Utility Room: 9'9 x 7'3 (2.96m x 2.20m) approx.

Functional utility room fitted with base and wall mounted cabinets; work surfaces; stainless steel sink and drainer; fridge/freezer; washing machine; built-in storage units; window to the rear of the house fitted with vertical blinds; "Velux" window; pendant light fitting; door to the bathroom and an exterior door leading out to the rear garden.



Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units and bath complete with an overhead electric shower and glass shower screen; wall tiles behind the W.C. and bath; wall mounted mirror; wall light; chrome ladder style radiator; ceiling light fitting; vinyl floor tiles.

Upper Hallway:

The upper hallway gives access to the remaining accommodation; balustrade and handrail; access to the loft; smoke and CO detectors; spotlight fitting; fitted carpet.

Bedroom 1: 13'1 x 12'1 (3.98m x 3.68m) approx.

The bright and airy double bedroom has a bay dormer window with a front aspect; free standing wardrobes; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 13'9 x 12'1 (4.19m x 3.68m) approx.

Well-proportioned double bedroom with a bay dormer window to the rear of the house fitted with "Venetian" blinds; radiator; spotlight fitting; fitted carpet.

Bedroom 3: 9'3 x 6'9 (2.83m x 2.05m) approx.

The third single bedroom overlooks the front of the property; radiator; pendant light fitting; fitted carpet.

Shower Room:

Fully tiled shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wall hung wash hand basin and shower enclosure complete with a mixer shower and folding glass screen; wall mounted mirror and mirrored medicine cabinet; downlighters; tiled floor.

Loft:

The loft is accessed from the upper hallway via a "Ramsay" ladder and houses the central heating boiler.

Outside/Parking:

There is an enclosed walled garden to the front of the house with a paved pathway leading up to the front door. The rear garden is also enclosed and laid to grass and granite chippings; timber garden shed; wood store; rotary dryer; garden cellar. Ample on street parking can be found on Clifton Road.



Do you want the best mortgage for you?

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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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