



4 Moray Place,  
Aberdeen, AB15 4AF

Offers Over £300,000

**peterkins**



## 4 Moray Place, Aberdeen, AB15 4AF

### Offers Over £300,000

- Room/Breakfast Kitchen
- Bedroom One with En-suite Bathroom
- Bedroom Two with En-suite Shower Room
- Further Double Bedroom
- Gas Central Heating
- Partial Electric Underfloor Heating
- Double Glazing
- Intruder Alarm
- Front Garden and Shared Patio Area to the Rear
- Exclusive External Store
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 47665/1

Floor Area: 159m<sup>2</sup>

EPC: D TAX: G

Tenure: Ownership

#### Description:

Early viewing is recommended to appreciate this deceptively spacious three bedroomed flat which occupies the ground floor of an attractive granite property situated in the desirable West End of Aberdeen. The property has been renovated to a high standard throughout and benefits from excellent storage space, high ceilings and generously proportioned rooms. The accommodation comprises: entrance vestibule; hallway; bright and airy living room; open-plan dining room/breakfast kitchen; master bedroom with en-suite bathroom; bedroom two with en-suite shower room; and further double bedroom/study. Outside, there is a well-maintained garden to the front and a shared patio area to the rear. The flat benefits from an exclusive store and all doors in the property are A60 class fire doors. On street permit parking is available on Moray Place. Heating is provided by a gas central heating system and partial electric underfloor heating (in the en-suite shower room) and all windows are double glazed. The fitted flooring, light fittings, blinds and curtains will be included in the sale.

#### Location:

Moray Place is situated in the desirable West End area of the city, located just off the popular King's Gate. Union Street with its range of amenities is within easy walking distance and educational facilities are particularly good, the area is well served by nurseries and excellent primary and secondary schools both public and private. The city also offers a choice of entertainment venues including a wonderful theatre, international dining and a choice of café bars, pubs, clubs and luxury hotels. In addition, there are excellent public transport facilities close by providing easy access to most parts of the city. The Aberdeen Western Peripheral Route (AWPR) expedites travel and commuting to the north and south of Aberdeen.

#### Directions:

From North Anderson Drive, heading North, turn right onto King's Gate. Turn right again, onto Moray Place. Number 4 is located a short distance along on your right hand side, as indicated by our "For Sale" sign.

#### Entrance Vestibule:

A timber door with glazed inserts gives access to the entrance vestibule with floor-to-ceiling fitted wardrobes with clothes hanging rails and shelves and housing the consumer unit, electric meter and gas meter; ceiling light; cast iron radiator; and tiled flooring.

#### Hallway:

A frosted glazed door leads into the welcoming hallway with ceiling light; smoke detector; thermostat; cast iron radiator; and tiled flooring.

#### Living Room: 6.18m x 4.45m (20'3" x 14'7") approx. at widest points.

A glazed door leads into the bright and airy living room with glass fronted gas fire with chrome surround with an alcove at either side; impressive bay window fitted with roman blinds on two aspects and French doors on the third aspect, giving access to the shared patio area at the rear of the property; decorative light fitting; smoke detector; coving; two cast iron radiators; and fitted carpet.

#### L-shaped Dining Room/Breakfast Kitchen: 7.80m x 6.00m (25'7" x 19'8") approx. at widest points.

This open-plan layout offers the ideal setting for dining and entertaining; the fitted kitchen is fitted with a great selection of base and wall mounted units in gloss and drawers with complementary work surfaces; under unit lighting; integrated combi oven; integrated oven; induction hob; cooker hood; stainless steel single sink and drainer; integrated wine rack; two half-sized integrated dishwashers; breakfast bar with integrated washing machine and tumble dryer below; there is a large window in the kitchen and three further windows in the dining area, all fitted with "Vision" blinds; timber door to the side path fitted with venetian blinds; heat detector; downlights in the kitchen area and ceiling light in the dining area; integrated Sonos sound system speakers; two vertical radiators; and tiled flooring.



**Bedroom 1: 4.69m x 4.44m (15'4" x 14'6") approx.**

This spacious bedroom enjoys a quadruple formation window to the front of the property fitted with "Vision" blinds; ceiling light; coving; Sonos sound system bar; cast iron radiator; fitted carpet; and access to the en-suite bathroom.

**En-suite Bathroom:**

Fitted with a three piece suite in white comprising: a fully tiled bath area with overhead mains powered shower above and fixed glass shower screen, wall mounted wash hand basin with tiled splashback behind and drawers below and W.C. and cistern; mirrored vanity cupboard; extractor fan; downlights; frosted window; cupboard housing the central heating boiler, hot water tank and carbon monoxide detector; cast iron radiator; and tiled flooring.

**Bedroom 2: 5.59m x 3.34m (18'4" x 10'11") approx. at widest points.**

This generous bedroom benefits from a great amount of storage with one wall of floor-to-ceiling fitted wardrobes with sliding doors with a combination of clothes hanging rails and shelves and also access to a good sized under stair cupboard with shelves for additional storage; large window with a rear aspect and fitted with a roman blind and curtains; coving; ceiling light; two cast iron radiators; and fitted carpet.

**En-suite Shower Room:**

Fitted with a three piece suite in white comprising: a fully tiled shower cubicle, mains powered shower with rainforest shower head and handheld shower head, wash hand basin set in vanity unit with tiled splashback and W.C. and cistern; wall mounted mirrored vanity unit above; extractor fan; downlights; chrome ladder-style radiator; electric underfloor heating; and tiled flooring.

**Bedroom 3/Study: 4.48m x 4.13m (14'8" x 13'6") approx.**

This versatile room could easily lend itself as a study, with electric connections integrated to the flooring; freestanding cupboard with shelving; ceiling light; coving; double aspect windows (to the side and rear) which are fitted with "Vision" blinds; fitted book shelves; cast iron radiator; and wooden flooring.

**Outside:**

There is a well-maintained exclusive front garden which is mainly laid to lawn, with borders populated with a selection of mature shrubs, trees and bushes. A lock-block path leads to the front entrance of the property and a paved path also leads along the side of the property to the shared patio area to the rear. The flat has exclusive use of an external store.

**Parking:**

Ample on street permit parking is available on Moray Place. A permit can be applied for through Aberdeen City Council.

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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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