



393D Great Western Road,
Aberdeen, AB10 6NY

Offers Over £235,000

peterkins



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- Executive First Floor Apartment
- Open Plan Living/Dining Room & Breakfast Kitchen with Patio Doors to Balcony
- Master Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Four-Piece Bathroom
- Telephone Entry System
- Gas Central Heating
- Double Glazing
- Landscaped Communal Grounds
- Allocated & Visitor's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 36947/5

EPC: Band B

Council Tax: Band E

Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the stylish interior of this **two-bedroom first floor executive apartment** which forms part of an exclusive development within a desirable West End location. The property has been finished to a high specification and is presented in neutral tones complimented by quality blinds and floor coverings, allowing the discerning purchaser to move in with the minimum of inconvenience. The apartment also boasts wonderful south facing views from living room and master bedroom which allow an abundance of natural light flow into the rooms. The generously proportioned accommodation comprises of: Entrance hallway with good storage; open plan living/dining room and breakfast kitchen with patio doors leading out to a fabulous balcony; master bedroom with en-suite shower room; further double bedroom; four-piece bathroom. Outside there is an allocated and visitor's parking together with landscaped communal grounds which are maintained by the Factor for the development. The property benefits from a telephone entry system, sprinkler system, gas central heating and double glazing. The fitted flooring, integrated white goods, light fittings and blinds will be included in the sale.

Location:

The property is situated in the West End of Aberdeen and affords easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the city. Aberdeen City Centre with its wealth of amenities is only a short distance away and public transport to many parts of the city is regularly available on Great Western Road. Local shops and amenities including a Boots Chemist are located nearby at Mannofield. Further shopping facilities are available at Bridge of Dee and there is a wide choice of independent bistros, wine bars, reputable restaurants and hotels close by.

Directions:

From the West End of Union Street turn left onto Holburn Street and continue to the first set of traffic lights then turn right onto Great Western Road. Number 393D is situated some distance along on the left-hand side of the road just after Hammersmith Road as indicated by our "For Sale" sign.

Entrance:

The extremely well-maintained shared entrance is accessed from the rear of the building via a telephone door entry system.

Hallway:

A hardwood exterior door gives access to the welcoming hallway; built-in storage cupboard housing the consumer unit and gas meter; built-in airing cupboard housing the hot water tank; electric meter cupboard; wall mounted telephone entry handset; radiator; smoke detector; two pendant light fittings; fitted carpet.

Open Plan Living/Dining Room & Breakfast Kitchen: 31'2 x 11'7 (9.50m x 3.54m) approx.

The exceptionally spacious living/dining room is bright and airy with a wonderful south facing outlook; full height wall to wall windows with patio doors which lead out to a generous balcony; window to the side of the property fitted with a "Day to Night" blind; tall modern radiator; further low-level radiator; downlighters; "Amtico" flooring. **Note:** The wall mounted television and bracket will be removed.

The luxury breakfast kitchen is fitted with a comprehensive range of high gloss base and wall mounted cabinets linked by co-ordinated work surfaces/upstands and glass splashbacks; breakfast bar; under cabinet lighting; sink and drainer with a mixer tap; ceramic hob with a stainless steel extractor hood above; built-in "Smeg" oven and combination oven; integrated fridge, freezer, washing machine and slimline dishwasher; wine fridge; wall cabinet housing the central heating boiler; "Xpelair extractor fan; heat and CO detectors; downlighters; "Amtico" flooring.



Master Bedroom: 12'9 x 12'7 (3.89m x 3.83m) approx.

Most appealing master bedroom with a fabulous south facing aspect; double window fitted with a "Roman" blind; built-in wardrobe with mirrored sliding doors providing excellent hanging and storage facilities; radiator; two drop bedside pendant light fittings; radiator; downlighters; fitted carpet; door leading to the en-suite shower room. **Note:** The wall mounted television and bracket will be removed.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set onto a wall hung vanity unit with splashback and a large, aqua panelled walk-in shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; shaver point; wall mounted LED illuminated mirror; frosted window to the side of the apartment fitted with "Venetian" blinds; ladder style radiator; extractor fan; downlighters; vinyl flooring.

Bedroom 2: 12'6 x 8'8 (3.80m x 2.65m) approx.

Good sized second double bedroom with a side aspect; double window fitted with a "Roman" blind; built-in wardrobe with sliding mirrored doors providing further great hanging and storage space; radiator; downlighters; fitted carpet. **Note:** The wall mounted television and bracket will be removed.

Bathroom:

Attractive bathroom fitted with a white four-piece suite comprises of: W.C. with a concealed cistern, wash hand basin set onto a wall hung vanity unit with splashback, bath with splashback and a corner aqua panelled shower unit complete with a mixer shower; shaver point; wall mounted LED illuminated mirror; frosted window to the side of the apartment fitted with a "Roman" blind; ladder style radiator; extractor fan; downlighters; vinyl flooring.

Outside:

The building is set within landscaped garden grounds with an access pathway from Great Western Road to the shared rear landscaped garden and car park. There is also a shared courtyard to the side of the building with a drying area, concealed bin store and secure bike shed.

Parking:

The car park is accessed from the rear lane off Hammersmith Road. There is one allocated parking space pertaining to the property together with additional visitor's parking.



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.

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