



24 Riverside Terrace,  
Aberdeen, AB10 7JD

Offers Over £290,000

**peterkins**



## 24 Riverside Terrace, Aberdeen, AB10 7JD

Offers Over £290,000

- Executive Penthouse Apartment with Fabulous City & River Views
- Open Plan Living/Dining Room & Kitchen
- Utility Room
- Exceptionally Spacious Lounge/Bedroom
- Master Bedroom with En-Suite Bathroom
- Two Further Double Bedrooms
- “Jack & Jill” Bathroom
- Gas Central Heating
- Double Glazing
- Security Entry System
- Landscaped Communal Garden Grounds
- Allocated & Visitor’s Parking Spaces

Viewing contact Peterkins  
(01224) 428100

### Description:

Early viewing is essential to appreciate the interior of this **executive three/four-bedroom penthouse apartment** which forms part of an exclusive development with fabulous city and river views. Presented in an immaculate and “ready to move into” condition, the apartment has been thoughtfully designed to create versatile, bright and airy accommodation which spans over two floors and comprises of: Hallway; open plan living/dining room and kitchen with “Juliette” balcony; utility room; double bedroom with access to a private balcony; further double bedroom; “Jack” and Jill” bathroom. Upper Floor: Exceptionally spacious lounge/bedroom; master bedroom with en-suite bathroom. Outside there are beautiful, landscaped garden grounds which are maintained by the Factor for the development together with allocated and visitor’s parking spaces. The property benefits from a security video entry system, gas central heating system and double glazing. The fitted flooring, certain white goods and light fittings will be included in the sale.

### Location:

Riverside Terrace is situated to the south of the city, the area is well served by local shops and public transport facilities. The retail park at the Bridge of Dee is easily accessible and the subjects also enjoy easy access to the main arterial routes to all northeast business centres, Aberdeen Airport and the hospital complex at Foresterhill. In addition, the apartment is within the catchment area for reputable primary and secondary schools. A good variety of local shops, restaurants and leisure facilities are accessible and the superstores at Bridge of Dee are a short walk away as is the City Centre with its wealth of amenities. The famous Duthie Park, former Deeside railway line and River Dee and also within easy walking distance of the property.

### Directions:

From the West End of Union Street turn left onto Holburn Street and proceed from some distance before taking a left onto Riverside Terrace. Number 24 is situated on the right-hand side of the road as indicated by our “For Sale” sign.

### The accommodation comprises of:-

### Entrance:

The well-maintained entrance is accessed via a security entry system and has a staircase leading to all floors.

### Hallway:

A hardwood exterior door gives access to the welcoming hallway; a carpeted staircase with handrail leads to the upper floor; wall mounted door entry handset; radiator; smoke detector; three branch ceiling light fitting; solid oak floor.



**Living/Dining Room:** 21'1 x 13'7 (6.43m x 4.15m) approx.

The well-appointed living/dining area has a bright and airy front aspect and features large windows which open out to a "Juliette" balcony; radiator; LED ceiling light fitting; solid oak floor.

The contemporary kitchen is on split level and is fitted with an excellent range of beech effect base and glass wall mounted cabinets complimented by granite work surfaces; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven and microwave; stainless steel chimney style extractor hood; integrated fridge/freezer; glass display shelves; double window to the front of the apartment; radiator; heat detector; LED ceiling and floor lights; solid oak floor.

**Utility Room:** 7'0 x 6'5 (2.14m x 1.96m) approx.

Functional utility room which provides good storage and houses the central heating boiler; wall mounted central heating controls, consumer unit and electric meter; frosted window to the side of the apartment; CO detector; pendant light fitting; solid oak floor.  
**Note:** The washing machine and tumble dryer will not be included in the sale ; the shelving unit will remain.

**Bedroom 2:** 12'6 x 11'0 (3.82m x 3.36m) approx.

Good sized second double bedroom with a rear garden outlook and boasts patio doors which lead out to a private balcony; built-in wardrobes with sliding mirrored doors; radiator; pendant light fitting; solid oak floor.

**Bedroom 3:** 12'6 x 9'10 (3.82m x 3.00m) approx.

The third double bedroom also overlooks the communal rear garden; double window; built-in wardrobe with mirrored bi-folding doors; radiator; pendant light fittings; solid oak floor; access to the "Jack and Jill" bathroom.

**Bathroom:**

Modern tiled "Jack & Jill" bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an overhead electric shower and glass shower screen; large wall mounted mirror; shaver point; chrome ladder style radiator; extractor fan; pendant light fitting; tiled floor.

**Upper Hallway:**

Balustrade; built-in storage cupboard; smoke detector; two pendant light fittings; fitted carpet.

**Lounge/Bedroom:** 26'11 x 13'2 (8.20m x 4.01) approx.

This exceptionally spacious room is currently being utilised as a lounge but could also be used as a further bedroom and features a charming arched picture window with stunning views over the city skyline and River Dee; three radiators; skylight; three ceiling light fittings; fitted carpet; exterior door leading out to the top floor communal stairwell.

**Master Bedroom:** 13'10 x 12'6 (4.22m x 3.80m) approx.

Generously proportioned master bedroom with a skylight to the rear of the building providing a wonderful outlook over the River Dee; built-in wardrobes with bi-folding doors; radiator; three branch ceiling light fitting; fitted carpet; door leading to the en-suite bathroom.

**En-Suite Bathroom:**

Attractive fully tiled en-suite bathroom fitted with a four-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit, bath and shower enclosure complete with a mixer shower; tall chrome ladder style radiator; skylight again with lovely views over the River Dee; extractor fan; downlighters; tiled floor.







#### Outside:

There are beautiful, landscaped garden grounds surrounding the development which are much to be admired with areas of lawn, a variety of trees, hedging, plants and shrubs. A factor is in place to take care of the general maintenance and upkeep of the communal areas.

#### Parking:

There is an allocated parking space within the resident's car park together with additional visitor's parking.

#### Other:

Ref: 39723/4

EPC: Band B

Council Tax: Band F

Tenure: Ownership



#### 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.

# peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email [propcen@peterkins.com](mailto:propcen@peterkins.com)