



26a Grampian Road, Torry,  
Aberdeen AB11 8DY

Offers Over £95,000

**peterkins**



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Torry,  
Aberdeen AB11 8DY

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- Spacious Ground Floor Flat
- Living Room with Rear Aspect
- Dining Kitchen with Access to Utility Room
- Three Double Bedrooms
- Shower Room
- Security Entry System
- Gas Central Heating
- Double Glazing
- Exclusive Front and Rear Gardens
- Exclusive Driveway

Viewing contact Peterkins  
(01224) 428100

Ref: 36712/2

EPC: D

Council Tax: B

Tenure: Ownership

**Description:**

We are pleased to offer for sale this spacious ground floor flat (right) forming part of a traditional granite tenement building. Benefitting from gas central heating and double glazing the property boasts generously proportioned accommodation comprising: hall; living room; dining kitchen; utility room with rear garden access; three double bedrooms and shower room. Outside there is exclusive garden grounds to front and rear with the added benefit of driveway with access to patio area and large shed. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings, window coverings and white goods will be included in the sale.

**Location:**

Grampian Road is situated in the thriving community of Torry, which is separated from the heart of Aberdeen by the River Dee. There are Primary Schools and Secondary education, a wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

**Directions:**

Leave Union Street by Market Street, continuing straight on at the roundabout and crossing the Victoria Bridge onto Victoria Road, after the second set of traffic lights take the third opening on the right into Grampian Road. Number 26 Grampian Road is identified by the Peterkins 'For Sale' sign.

**Entrance:**

The communal entrance is accessed via a security entry system, electric meter is housed in hallway. Access to rear garden.

**Hallway: 5.2m x 1.0m (approx.)**

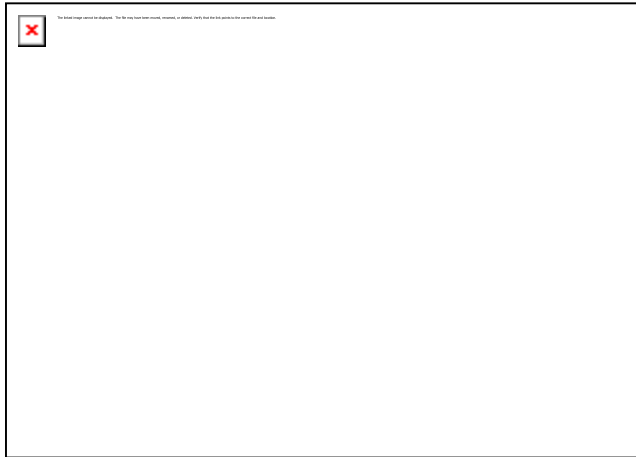
Exterior door leads to the hall; wall mounted security entry handset; gas meter; consumer unit fitted within box; spotlight track fitting; smoke detector; radiator; laminate flooring.

**Living Room: 4.52m x 3.46m (approx.)**

Bright and airy lounge accessed via part glazed wooden door; smoke detector; pendant light fitting; feature wallpaper to one wall; large window overlooking rear garden fitted with "Venetian" blind, curtain rail and curtains; radiator; laminate flooring.

**Dining Kitchen: 3.13m x 3m (approx.)**

With a rear aspect this delightful dining kitchen is access via a part glazed wooden door; range of wall and base unit; laminate worktop; breakfast bar; part tiled; stainless steel sink with drainer and mixer tap; 4 ring electric hob; built in electric oven; chimney style extractor hood; integrated dishwasher; freestanding fridge freezer; window with roller blind; wall light; ceiling light; heat detector; laminate flooring.



**Utility Room: 1.9m x 1.7m (approx.)**

Accessed from the kitchen and enjoying rear access to the exclusive garden via upvc part glazed door; laminate worktop; Alpha boiler; pendant light fitting; laminate flooring; plumbing for washing machine.

**Bedroom 1: 4.57m x 2.44m (approx.)**

Spacious bedroom accessed from the lounge via wood stained door; bay window fitted with Venetian blinds, curtain rail and voile; spotlight light fitting; fitted carpet; radiator; built in wooden units with hanging spaces and shelves.

**Bedroom 2: 3.5m x 3.8m (approx.)**

Spacious double bedroom accessed via wood stained door; double window fitted with Venetian blinds, curtain rail and curtains; coat hooks; pendant light fitting; fitted carpet; radiator; freestanding wardrobe

**Bedroom 3: 3.35m x 2.21m (approx.)**

Double bedroom accessed via wood stained door; window fitted with curtain rail, curtain and voile; pendant light fitting; fitted carpet; radiator.

**Shower Room:**

Fitted with a W.C; sink and pedestal; shower cubicle with electric shower; fully tiled walls; mirror; towel rail; cupholder; toilet roll holder; window; extractor fan; tiled flooring; towel rail heater; spot light fittings.

**Outside:**

Extensive garden grounds to the front and rear of the property. The front garden is accessible by side gate and path, mostly laid to lawn and enjoying mature shrubs. The rear garden can be accessed via side gate from the communal rear door along with a further gate from the exclusive driveway. There are three areas to enjoy including a veg garden with patio area and large shed with light and power.

**Parking:**

Exclusive driveway with space for two cars. Additional on street 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](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.

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