



69 Sunnyside Road,  
Aberdeen, AB24 3LT

Offers Over £110,000

**peterkins**



69 Sunnyside Road,  
Aberdeen,  
AB24 3LT

Offers Over £110,000

- Self-Contained Ground Floor Flat
- Well-Appointed Living Room
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Well Maintained Front & Rear Gardens
- On Street Permit Parking

Viewing contact Peterkins  
(01224) 428100

Ref: 46560/1

EPC: D

Council Tax: Band C

Tenure: Ownership

#### Description:

We are delighted to offer for sale this appealing, **two-bedroom self-contained ground floor flat**, which forms part of a traditional granite building within a popular area of the city. The property retains many fine period features which include high ceilings, a bay window and traditional fireplace in the main bedroom, picture and dado rails, deep skirting boards, and moulded ceiling cornices in most rooms. The spacious accommodation comprises of: Entrance vestibule; "L"-shaped hallway; well-appointed living room; fitted kitchen with appliances; generous double bedroom with a bay window and feature fireplace; further double bedroom; bathroom with an over bath shower. Outside there is on street permit parking and well-maintained gardens to the front and rear of the flat. Heating is provided by a gas central heating system, and all windows are double glazed. The fitted flooring, white goods; light fittings and curtains will be included in the sale.

#### Location:

Sunnyside Road is situated in a well-established area lying towards the north of Aberdeen City Centre. The property is close to the retail parks at Kittybrewster/Berryden and also within easy walking distance of Sunnybank Primary School and the Aberdeen University Campus at Old Aberdeen. A regular bus service runs nearby and there are several convenience stores in the neighbourhood. In addition, Aberdeen Airport together with the Bridge of Don and Dyce business parks are easily accessible.

#### Directions:

From George Street carry onto Powis Place. At the traffic lights turn right onto Bedford Road, then take the third right onto Sunnyside Road. Number 69 is located on the right-hand side of the road as indicated by our "For Sale" sign.

#### Entrance Vestibule:

A uPVC exterior door with glazed panel above gives access to the entrance vestibule; electric meter cupboard; ceiling cornice; deep skirting boards; "Terrazzo" tiled floor; a part glazed door leads to the hallway.

#### Hallway:

Welcoming "L" shaped hallway with a walk-in cupboard providing good storage; radiator; picture rail; smoke detector; ceiling cornice; two pendant light fittings; deep skirting boards; fitted carpet.

#### Living Room: 15'11" x 11'2" (4.86m x 3.42m) approx.

Well-appointed living room with a large window overlooking the rear garden; built-in shelved storage cupboard; radiator; picture rail; smoke detector; pendant light fitting; deep skirting boards; fitted carpet; door leading through to the kitchen.

#### Kitchen: 10'7" x 7'0" (3.25m x 2.15m) approx.

Modern kitchen fitted with a good range of white high gloss base and wall mounted cabinets linked by solid wood work surfaces and ceramic wall tiles; wine rack; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood above; built-in oven; fridge; freezer; washing machine; central heating boiler; wall mounted central heating controls; large window to the rear of the property; heat detector; CO detector; spotlight fitting; vinyl flooring; a part glazed uPVC exterior door leads out to the rear garden.



#### Bedroom 1: 16'7" x 14'11" (5.06m x 4.57m) approx.

Generously proportioned double bedroom with a wonderful bay window to the front of the flat; feature fireplace with a cast iron inset and slate hearth; radiator; window scrolls; picture rail; two wall lights; smoke detector; ornate ceiling cornice; pendant light fitting; double height skirting boards; fitted carpet.

#### Bedroom 2: 12'0" x 9'1" (3.68m x 2.79m) approx.

The bright and airy second double bedroom is located to the rear of the building and overlooks the garden; large window; recess; radiator; picture rail; smoke detector; pendant light fitting; deep skirting boards; fitted carpet.

#### Bathroom:

The bathroom is fitted with a three-piece white suite comprising of: W.C. wash hand basin with pedestal and bath complete with an overhead electric shower and shower curtain; ceramic wall tiles around suite; 1/3 height panelled wall; wood panelled ceiling; mirrored medicine cabinet; chrome ladder style radiator; frosted window to the rear of the property with a built-in extractor fan; three ceiling light fittings; tiled floor.

#### Outside:

The front garden is laid for low maintenance to stone chips with a paved pathway leading up the front door. In addition, there is a wrought iron boundary fence and garden gate.

The enclosed rear garden has an exclusive area of garden which is well stocked with mature shrubs, flowering plants and a rowan tree together with two outhouses pertaining to the property. In addition, there is a shared patio and drying area.

#### Parking:

There is on street parking available on Sunnyside Road, residents can apply for a parking permit through Aberdeen City Council.

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.

Aberdeen

Tel 01224 428100

Fax 01224 623191

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

Aberdeen | Huntly | Inverurie | Keith | Alford