



423 Great Western Road,
Aberdeen, AB10 6NJ

Offers Over £240,000

peterkins



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- Beautiful Double Upper Flat
- Stunning Views Over the South of the City
- Elegant Lounge with Bay Window & Feature Fireplace
- Breakfast Kitchen with Appliances
- Four Double Bedrooms
- Attractive Shower Room
- Gas Central Heating
- Double Glazing (All but Feature Turret Window)
- Exclusive Area of Garden to the Rear
- Outhouse/Store
- Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 42395/1

EPC: C

Council Tax: E

Tenure: Ownership

Description:

We are delighted to offer for sale this beautiful **four-bedroom double upper flat** which forms part of an imposing granite building within a fabulous West End location. The property enjoys stunning views over the south of the city and retains many fine period features including high ceilings, a bay window and traditional working fireplace in the lounge; pitch pine interior doors; ornate cornicing and deep skirting boards. The spacious accommodation spans over two floors and comprises of: Entrance with staircase leading to the first-floor hallway; elegant lounge; breakfast kitchen with rear garden access; two double bedrooms; attractive shower room; further staircase leading to the upper hallway. Upper Floor: Master bedroom; further double bedroom with feature turret and loft access. Outside there is an exclusive area of garden to the rear of the building together with an outhouse/store and single garage. Heating is provided by a gas central heating system and all but the feature turret window are double glazed. The fitted flooring, white goods, free standing wardrobes (if required), light fittings, blinds and curtains 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. There are also excellent shopping facilities at nearby Bridge of Dee. In addition, the area is well placed for Robert Gordon University campus.

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 423 is situated some distance along on the left just before the Junction on Anderson Drive, as indicated by our "For Sale" sign.

The accommodation comprises of: -

Entrance:

A traditional hardwood exterior door with a stained-glass fanlight gives access to the shared entrance vestibule; electric meter cupboard; stained glass window; picture rail; moulded ceiling cornice; pendant light fitting; traditional "Terrazzo" floor tiles; a part glazed door gives access to the flat.

Hallway:

A carpeted staircase with turned wooden handrail leads to the first-floor hallway; built-in storage cupboard; radiator; moulded ceiling cornice; smoke detector; chandelier light fitting; fitted carpet; inner hallway with coat hooks for outdoor wear; a further carpeted staircase with wrought iron balustrade and turned wooden handrail leads up to the second floor.



Lounge: 19'9 x 13'5 (6.03m x 4.10m) approx.

Elegant lounge with a wonderful sash and case bay window to the front of the property fitted with roller blinds; window scrolls; feature working fireplace complete with a slate inset/hearth and open fire; large wall mounted mirror; two shelved alcoves; radiator; four wall lights; double height skirting boards; decorative plaster frieze to picture rail; ornate ceiling cornice; stripped and varnished wood floor.

Breakfast Kitchen: 11'11 x 10'11 (3.63m x 3.33m) approx.

The breakfast kitchen is fitted with an excellent range of oak shaker style base and wall mounted cabinets linked by "Maia" work surfaces/upstands and mosaic wall tiles; under cabinet lighting; moveable kitchen island with additional storage and breakfast bar/stools; inset sink with drainer and a mixer tap; five ring gas hob with a stainless steel chimney style extractor hood above; built-in oven, combination microwave oven and warming drawer; fridge/freezer; washer/dryer; dishwasher; window overlooking the rear garden fitted with a roller blind; interior window allowing additional light flow into the room; radiator; downlighters; "Amtico" flooring; a part glazed composite exterior door gives access to the rear garden via a wrought iron staircase.

Bedroom 3: 12'5 x 8'3 (3.79m x 2.51m) approx.

This freshly decorated double bedroom has a front facing aspect; tall sash and case window; radiator; moulded ceiling cornice; pendant light fitting; newly fitted carpet.

Bedroom 4/Dining Room/Study: 11'0 x 8'6 (3.35m x 2.59m) approx.

This versatile room could be utilised as a dining room, bedroom or study; tall double window with a rear garden outlook; built-in cupboard housing the central heating boiler; moulded ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Attractive, fully tiled, shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and walk-in shower complete with a mixer shower, rainfall/handheld fittings and a glass screen; wall mounted steam free mirrored medicine cabinet; chrome ladder style radiator; extractor fan; downlighters; under floor heating; tiled floor.

Upper Hallway:

A roof light draws built-in natural light into the upper hallway; built-in storage cupboard with access to the eaves; moulded ceiling cornice; pendant light fitting; fitted carpet.

Master Bedroom: 14'7 x 13'5 (4.45m x 4.09m) approx.

Well-proportioned master bedroom with a double window to the rear of the property fitted with a roller blind which provides unsurpassed views over the south of the city; ceiling lie-in's to either side of the window; two free-standing oak wardrobes; radiator; pendant light fitting; moulded ceiling cornice; fitted carpet.

Bedroom 2: 22'0 x 8'3 (6.71m x 2.51m) approx. (not including recess/turret).

The generous second double bedroom features a recess which forms part of the external turret; small single-glazed window fitted with a roller blind to the front of the flat; ceiling lie-in; radiator; "Velux" window"; hatch to the loft; two pendant light fittings; fitted carpet.







Outside:

There is an exclusive area of garden to the rear of the property which is south facing and mainly laid to grass with a paved patio area, ideal for outdoor entertaining. There is also a slate chipped border housing well-established shrubs and an exclusive outhouse/store.

Garage/Parking:

The single garage has an up and over door and is accessed from the rear lane. Ample free on street parking can be found on the neighbouring streets.



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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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