20 Camperdown Road,
Aberdeen, AB15 5NU

Fixed Price £165,000

peterkins

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- Bright & Airy Ground Floor Self-Contained Flat
- Living Room with a Bay Window & Feature Fireplace
- Sitting/Dining Room with Gas Fire
- Fitted Kitchen with Appliances
- One Double Bedroom
- One Large Single Bedroom
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Well-Maintained Gardens
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

Ref: 9816/2
EPC: C
Council Tax: Band E
Tenure: Ownership

Description:

We are delighted to offer for sale this bright and airy **two-bedroom ground floor self-contained ground floor flat** which forms part of a traditional granite building in a sought-after West End location. The property would benefit from a general upgrade to enhance the spacious accommodation which comprises of: Entrance vestibule; hallway with good storage; living room with a bay window and feature fireplace; sitting/dining room with a gas fire; fitted kitchen with appliances; one double bedroom; one large single bedroom; modern shower room. Outside there are well-maintained gardens and on street permit parking. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Camperdown Road is situated in the city's prestigious West End, on a quiet residential cul-de-sac that lies between Westburn Road and Mid Stocket Road within easy reach of the City Centre, as well as the business locations across the city and suburbs. Reputable primary and secondary schools, Foresterhill Hospital and Woodhill House are all within walking distance. Local and specialist shops and cafes can be found on nearby Rosemount, and to access additional amenities in the city. There is also a choice of bus routes which links the City Centre and all areas beyond.

Directions:

From the west end of Union Street, turn right onto Rose Street and continue through two sets of traffic lights onto Esslemont Avenue. Continue to the junction with Rosemount Place. Turn left onto Rosemount Place and proceed through the crossroads and traffic lights onto Beechgrove Terrace then take the first right onto Midstocket Road. Follow the road for some distance then turn right onto Camperdown Road. Number 20 is situated on the right-hand side of the road as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Vestibule:

A hardwood exterior door with stained glass window above gives access to the entrance vestibule; picture rail; ceiling cornice; pendant light fitting; “Terrazzo” floor tiles; a part glazed door leads through to the hallway.

Hallway:

Centrally positioned hallway with accommodation leading off; large walk-in storage cupboard; wall mounted central heating thermostat; radiator; smoke detector; high level electric meter; ceiling cornice; pendant light fitting;

Living Room: 5.18m x 3.76m (17’0” x 12’4”) approx.

Generously proportioned living room with a bay window to the front of the property fitted with “Venetian” blinds; feature fireplace with a marble inset and hearth complete with a gas fire; two radiators; two wall lights; smoke detector; five branch ceiling light fitting; fitted carpet.

Sitting/Dining Room: 4.80m x 3.35m (15’9” x 11’0”) approx.

This versatile room has a rear garden aspect; window fitted with a roller blind; built-in shelved storage cupboard; radiator; smoke detector; five branch ceiling light fitting; fitted carpet; door leading through to the kitchen.

Kitchen: 3.05m x 2.13m (10'0" x 7'0") approx.

Well-equipped kitchen fitted with an excellent range of white high gloss base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; 1.5 x stainless steel sink and drainer; gas hob with an additional glass splashback behind; built-in oven; stainless steel chimney style extractor hood; washing machine; fridge/freezer; wall mounted central heating boiler and heating controls; window to the rear of the property; "Dimplex" wall heater; downlighters; vinyl flooring.

Bedroom 1: 3.63m x 3.07m (11'11" x 10'11") approx.

Well-proportioned double bedroom with a rear garden outlook; window fitted with a roller blind; free standing wardrobes and chest of drawers; built-in shelved storage cupboard; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 4.23m x 2.21m (14'0" x 7'3") approx.

Large single bedroom to the front of the flat; window fitted with "Venetian" blinds; radiator; ceiling cornice; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and shower enclosure complete with and electric shower; aqua panels around suite; large wall mounted mirror; frosted window to the rear of the property with a built-in "Xpelair" fan; chrome ladder style radiator; downlighters; laminate flooring.

Outside:

The front garden is fully enclosed and laid for low maintenance to granite chip with a boundary hedge; a paved pathway leads up to the front door.

The rear garden is also fully enclosed and has a wonderful paved patio, ideal for outdoor entertaining. Steps leads down to an area of lawn with mature shrub borders. There is also a shared washhouse and exclusive outhouse.

Parking/Garage:

There is on street permit parking on Camperdown Road. Resident's can apply for a parking permit through Aberdeen City Council. In addition, there is a single garage to the rear of the building which is accessed from the rear lane.

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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