



10 Louisville Avenue,
Aberdeen, AB15 4TX

Offers Over £190,000

peterkins



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- Ground Floor Flat Within a Desirable West End Location
- Elegant Lounge with Bay Window & Feature Fireplace
- Dining Kitchen with Rear Garden Access
- One Double Bedroom with Built-In Wardrobes
- Single Bedroom
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Exclusive Front & Rear Garden Areas
- Shared Double Garage to rear with Exclusive Bike-Shed Store
- On Street Parking

Viewing contact Peterkins
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Ref: 1948/3
EPC: Band D
Council Tax: Band E
Tenure: Ownership

Description:

We have the pleasure of offering for sale this **two-bedroom ground floor flat** which enjoys a quiet position within a desirable West End location. This superb granite property forms part of a terrace of traditional homes and retains some period features including a lovely bay window, feature fireplace, ornate ceiling rose/cornice and double height skirting boards in the lounge. The spacious accommodation comprises of: Shared entrance; hallway; elegant lounge; large dining kitchen, fitted and with appliances and access out to the rear garden; rear hallway; one double bedroom with built-in wardrobes; one single bedroom; four-piece bathroom. Outside there are exclusive front and rear gardens together with a shared double garage which is accessed from the rear lane via an electric roller door and a personnel door from the rear garden. There is also ample on street parking available on Louisville Avenue. 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:

Louisville Avenue is situated in the West End of Aberdeen and affords easy access onto the main Aberdeen ring road (Anderson Drive) 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 the 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. Follow the road for some distance then turn right onto Louisville Avenue (a working red post box on the corner). Number 10 is situated on the right-hand side of the road as indicated by our "For Sale" sign.

Entrance:

A traditional hardwood exterior door with a stained-glass fanlight and side panels gives access to the shared entrance; pendant light fitting; traditional "Terrazzo" floor tiles; a part glazed door gives access to the flat.

Hallway:

Welcoming hallway with excellent storage; large built-in cupboard housing the hot water tank and electric meter, further built-in cupboard/wardrobe with shelf and hanging rail and a smaller low level storage cupboard; radiator; dado rail; smoke detector; two track spotlight fittings; fitted carpet.

Lounge: 19'4" x 14'11" (5.90m x 4.55m) approx.

Elegant lounge with a wonderful bay window to the front of the property; window scrolls; feature fireplace complete with a tiled inset, slate hearth and open fire; two wall light and wired for a third; two radiators; picture rail; smoke detector; ornate ceiling cornice and rose; chandelier style light fitting; double height skirting boards; fitted carpet.

Dining Kitchen: 14'3" x 14'1" (4.34m x 4.29m) approx.

Well-equipped dining kitchen fitted with a range of oak effect base and wall mounted cabinets; solid oak doors; co-ordinated work surfaces and wall tiles; breakfast bar; under and over cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas cooker with an extractor hood above; fridge; freezer; slimline dishwasher; wall cabinet housing the central heating boiler and washing machine; two wall lights; heat detector; ceiling cornice; pendant light fitting; carpet tiles; windows and a glazed exterior door leads out to the rear garden.



Rear Hallway:

The rear hallway gives access to the remaining accommodation; radiator; hatch to the loft space; pendant light fitting; fitted carpet.

Bedroom 1: 11'7" x 9'11" (3.54m x 3.03m) approx.

Good sized double bedroom with a rear garden aspect; two windows; built-in wardrobe with sliding mirrored doors and additional storage above; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 9'6" x 7'7" (2.90m x 2.30m) approx.

The second single bedroom also has a window overlooking the rear garden; radiator; pendant light fitting; fitted carpet.

Bathroom:

Sizeable bathroom fitted with a white four-piece suite comprising of: W.C., wash hand basin with a storage cupboard under, bath with a handheld shower attachment and a separate tiled shower unit complete with a mixer shower; wall tiles around bath and sink; wall mounted mirror and shaver point/light; traditional clothes pulley; frosted window fitted with a "Roman" blind; two ceiling light fittings; fitted carpet.

Outside:

The exclusive area of front garden is laid for low maintenance to astro turf with a granite chipped border and boundary hedge; wrought iron garden gate; gas meter. A shared paved pathway leads up to main front door.

There is also a private garden area to the rear of the property which is also laid to astro turf. A shared paved pathway leads up to the garage. In addition, there is an exclusive storage garden shed by the back door. **Note:** The pergola will not be included in the sale.

Parking/Garage:

The double garage is co-owned with Flat 10A and is accessed from the rear lane via an electric roller-door. It has power and light installed and also has a personnel door to the rear garden. There is also an exclusive bike store with door to the back lane.

In addition, there is ample on street parking available on Louisville Avenue.

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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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