

"Camillia House", 374 Great Western Road, Aberdeen, AB10 6PH

Offers Over £475,000

peterkins


VACANCIES











"Camillia House",
374 Great Western Road,
Aberdeen,
AB10 6PH

Offers Over £475,000

- Substantial End-Terraced Granite Dwellinghouse
- Elegant Lounge with Bay Window
- Dining Room with Feature Fireplace
- Dining Kitchen with Appliances
- Five Bedrooms with En-Suites
- Eight Further Bedrooms
- Two Shower Rooms
- Bathroom
- Gas Central Heating
- Part Double Glazing
- Well-Maintained Gardens
- Tarred Parking Area to the Rear for Several Cars

Viewing contact Peterkins
(01224) 428100

Ref: 31843/14
EPC: Band D
Council Tax: E
Tenure: Ownership

Description:

We are delighted to offer for sale this substantial **thirteen-bedroom end-terraced granite dwellinghouse**, situated in desirable West End location. The former guest house boasts many period features including high ceilings, moulded cornicing, a bay window in the lounge, traditional fireplace in the dining room, picture/dado rails and deep skirting boards. Ideal for multi-generational living, this expansive property offers incredible potential to become a spectacular family home. Characterized by its unique charm and impressive proportions, the exceptionally spacious accommodation is arranged over three floors comprising of:-

Ground Floor: Welcoming entrance vestibule; hallway with staircase leading to the upper floor; well-appointed dining room featuring a traditional fireplace complete with a gas fire; well-equipped dining kitchen with appliances including a five ring gas hob, double oven, fridge/freezer, dishwasher, washing machine and tumble dryer; inner hallway with an under stair storage cupboard; elegant lounge with a wonderful bay window and feature fireplace complete with a gas fire; double bedroom with built-in furniture; rear hallway with a built-in storage cupboard which gives access out to the rear garden; further double bedroom with a large built-in store and en-suite bathroom.

Mezzanine Floor: Two built-in storage cupboards; boiler room; two modern shower rooms and bathroom.

First Floor: Bright and airy double bedroom with en-suite shower room; three further double bedrooms with en-suite shower rooms; single bedroom.

Top Floor: Built-in storage cupboard; two double bedrooms and four single bedrooms

The property benefits from an intruder alarm, gas central heating and part double glazing. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Note: The furniture and furnishings may also be purchased by separate negotiation.

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 374 is situated some distance along on the right-hand side of the road just after Forbesfield Road, as indicated by our "For Sale" sign.





Room Measurements:-

Ground Floor:	Mezzanine Floor:
Lounge: 18'11" x 15'0" (5.77m x 4.56m) approx. Dining Room: 15'0 x 14'5" (4.65m a 4.40m) approx. Dining Kitchen: 14'7" x 13'11" (4.45m x 4.24m) approx. Bedroom 12: 15'7" x 9'1 (4.74m x 2.78m) approx. En-Suite Bathroom: 11'6" x 5'6" (3.51m x 1.68) approx. Bedroom 13 / Family Room: 12'6" x 14'0" (3.80m x 4.27m) approx.	Shower Room 1: 7'5" x 6'11" (2.25m x 2.10m) approx. Shower Room 2: 6'10" x 3'1" (2.09m x 0.95m) approx. Bathroom: 6'11" x 4'9" (2.10m x 1.44m) approx.

First Floor:	Top Floor:
Bedroom 1: 12'6" x 10'6" (3.82m x 3.21m) approx. En-Suite: 3'11" x 3'6" (1.20m x 1.06m) approx. Bedroom 2: 18'11" x 14'9" (5.77m x 4.49m) approx. En-Suite: 4'4" x 5'1" (1.33m x 1.55m) approx. Bedroom 3: 9'11" x 7'2" (3.01m x 2.19m) approx. Bedroom 4: 15'2" x 14'6" (4.62m x 4.43m) approx. En-Suite: 4'2" x 3'10" (1.26 x 1.17m) approx. Bedroom 5: 14'1" x 12'8" (4.28m x 3.87m) approx. En-Suite: 4'8" x 4'7" (1.42m x 1.40m) approx.	Bedroom 7: 9'4" x 9'4" (2.85m x 2.84m) approx. Bedroom 8: 12'6" x 9'4" (3.81m x 2.85m) approx. Bedroom 9: 11'10" x 10'8" (3.60m x 3.24m) approx. Bedroom 10: 8'11" x 8'3" (2.73m x 2.51m) approx. Bedroom 11: 11'8" x 8'3" (3.56m x 2.51m) approx.

Outside/Parking:

The well-maintained front garden has a paved pathway leading up to the front door with areas of lawn to either side and borders stocked with shrubs. The fully enclosed rear garden is also laid to lawn with a feature pear tree and borders filled with shrubs. A timber garden gate leads through to a tarred parking area providing excellent off-street parking for several cars.

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.

peterkins
Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen
Tel 01224 428100 Fax 01224 623191 Email propcen@peterkins.com