

20 Fonthill Road, Ferryhill,
Aberdeen, AB11 6UB

Offers Over £215,000

peterkins













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- Fabulous Self-Contained Ground Floor Flat
- Elegant Lounge with a Bay Window & Traditional Fireplace
- Dining Room with a Traditional Fireplace
- Well-Equipped Breakfast Kitchen with Appliances
- Two Double Bedrooms with Traditional Fireplaces
- Attractive Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Well-Kept Front/Rear Gardens & Shared Outhouse
- On-Street Permit Parking

Viewing contact Peterkins
on (01224) 428100

Ref: 29697/6
EPC: Band D
Council Tax: Band E
Tenure: Ownership

Description:

Early viewing is essential to appreciate this fabulous **two-bedroom self-contained ground floor flat** which forms part of a traditional granite building within the desirable Ferryhill area of the city. Presented in immaculate condition, the property retains many fine period features which include high ceilings, a bay window in the lounge, stripped pitch pine doors, deep skirting boards, intricate ceiling work and traditional fireplaces in most rooms. The discerning purchaser will no doubt be impressed by the level of spacious accommodation on offer which comprises of: Entrance vestibule; welcoming hallway; elegant lounge; dining room; well-equipped breakfast kitchen with appliances; two double bedrooms; attractive bathroom with an over bath shower. Outside there are well-kept front and rear gardens with a shared outhouse together with on-street permit parking. Heating is provided by a gas central heating system, and all windows are double glazed. The newly fitted carpets, white goods and light fittings will be included in the sale.

Location:

Fonthill Road is located within the Ferryhill area of the city which is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. The property is located within easy walking distance of the City Centre with its wealth of amenities, which include a variety of retail outlets, a wide choice of reputable restaurants, fashionable wine bars, multi-plex cinemas, and private fitness clubs. The Mall at Union Square, railway station, and bus depot offering excellent transport links, are also within a short walk of the property, whilst the open spaces at Duthie Park and its acclaimed Winter Gardens are within easy reach.

Directions:

From the West End of Union Street turn left onto Holburn Street and proceed to the Great Southern Roundabout, taking the first exit onto Fonthill Road. Continue for some distance through the traffic lights and number 20 is situated on the left-hand-side of the road as indicated by our “For Sale” sign.

Entrance:

A hardwood exterior door with glazed a panel above gives access to the entrance vestibule; wood panelled walls to dado height; moulded ceiling cornice and light fitting; deep skirting boards; “Terrazzo” floor tiles; a part glazed pitch pine door leads through to the hallway.

Hallway:

Welcoming and spacious hallway; built-in cupboard housing the hot water tank; radiator; picture rail; smoke detector; moulded ceiling cornice; chandelier light fitting; deep skirting boards; newly fitted carpet.

Lounge: 18’0” x 12’10” (5.48m x 3.92m) approx.

The elegant lounge features an imposing bay window to the front of the property; window scrolls; traditional fireplace complete with a slate inset/hearth and open fire; fibre terminal; radiator; two wall lights; picture rail; smoke and CO detectors; ornate ceiling rose and cornicing; five branch ceiling light fitting; deep skirting boards; newly fitted carpet.

Dining Room: 18’1” x 10’4” (5.50m x 3.14m) approx. at widest points.

This versatile room enjoys a lovely rear garden aspect; tall window allows an abundance of natural light into the room; traditional fireplace complete with a slate inset/hearth and open fire; two built-in shelved storage cupboards together with a high-level cupboard; radiator; picture rail; CO detector; two chandelier light fittings; deep skirting boards; newly fitted carpet; access to kitchen.





Breakfast Kitchen: 11'3" x 7'2" (3.44m x 2.18m) approx.

Well-equipped breakfast kitchen fitted with an excellent range of base, wall mounted and glass display cabinets linked by co-ordinated work surfaces and splash back tiling; breakfast bar; whitewashed exposed wall; stainless steel sink and drainer with a mixer tap; gas hob and a built-in oven; integrated fridge; washing machine; window to the rear; tall modern radiator; heat and CO detectors; downlighters; tiled floor; a part glazed exterior door leads to out the rear garden.

Bedroom 1: 12'10" x 12'8" (3.90m x 3.85m) approx.

Spacious double bedroom with a tall window overlooking the rear garden; built-in shelved storage cupboard; traditional cast iron fireplace complete with a tiled inset/hearth and open fire; radiator; picture rail; ceiling rose and moulded ceiling cornice; chandelier light fitting; deep skirting boards; newly fitted carpet.

Bedroom 2: 16'1" x 7'5" (4.91m x 2.27m) approx.

The second double bedroom enjoys a front aspect; tall window; traditional cast iron fireplace complete with a tiled inset/hearth and open fire; built-in storage cupboard housing the boiler and electric meter; radiator; picture rail; CO detector; ceiling rose and moulded ceiling cornice; three branch ceiling light fitting; deep skirting boards; newly fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand with pedestal and mosaic splashback tiling behind and bath complete with an over bath mixer shower and folding glass shower screen; ceramic tiles around bath; wood panelling to dado height; built-in shelved storage cupboard; tall, frosted window to the side of the property; wall mounted mirror and glass display shelf; chrome ladder style radiator; downlighters; tiled floor.

Outside/Parking:

The private front garden is mainly laid for low-maintenance to granite chips with a boundary hedge and a central paved pathway leading to the front entrance. The rear garden is also designed for easy upkeep, boasting raised beds filled with mature plants and shrubs. A patio area offers the perfect space for outdoor entertaining, and the property benefits from a shared outhouse. **Note:** The gas meter is located at the front of the property.

There is also ample on street permit parking available on Fonthill Road. Residents' can apply for a parking permit from Aberdeen City Council for which an annual charge is applicable.

Disclaimer: Please note that some rooms have been virtually staged to show the potential layout. The furniture is computer generated however all rooms images are actual photographs.

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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