

61a Bonnymuir Place, Attic Apartment, Aberdeen AB15 5NQ

Offers Over £135,000

peterkins













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- Attic Apartment in a Desirable West End Location
- Bright & Airy Living Room
- Dining Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Newly Installed Gas Boiler
- Double Glazing
- Rear Garden
- On Street Permit Parking

Viewing contact Peterkins
(01224) 428100

EPC: C
Council Tax: Band D
Tenure: Ownership

Description:

We are delighted to offer for sale this attractive attic floor two bedroom flat situated in a desirable tree lined street close to a range of shops and cafes, Victoria and Westburn Parks, Foresterhill hospital complex and the city centre. The property occupies the attic floor of a granite building with just one other property sharing the communal stairwell. The spacious accommodation comprises of entrance hallway with staircase leading to upper landing; living room; dining kitchen; two double bedrooms and shower room. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Bonnymuir Place, a most attractive tree lined street within the Mid Stocket area of the City. Rosemount Place with its wealth of specialist shops and cafes is within walking distance as are Victoria and Westburn parks with their associated recreational facilities. The city centre is a short walk from the property and regular public transport to many parts of town are readily available. The property is well placed for the hospital complex at Foresterhill which is again within walking distance and Anderson Drive, Aberdeen's main thoroughfare, giving access to the main business centers to the north and south of the City. There are also reputable nursery, primary and secondary schools in the area.

Directions:

Travelling west on Westburn Road, continue through the traffic lights at Argyll Place and take the third left turn after the lights into Bonnymuir Place.

Communal Entrance:

The communal entrance is accessed via UPVC door providing access via a carpeted staircase to the upper floor. The communal area is shared with the first floor property only.

Entrance Hallway:

Wood door gives access to entrance with carpeted staircase leading to upper "L" shaped landing; handrail; pendant light fitting; spot light fitting; smoke detector; decorative coving; skylight; radiator; heating control timer; two built in storage cupboards housing boiler and loft access.

Living Room: 13'8" x 13'0" [4.17m x 3.98m] approx

The spacious living room benefits from two windows overlooking the front of the property providing an abundance of natural light; roller blinds; decorative coving; smoke detector; light fitting; fitted carpet and radiator.

Dining Kitchen: 11'4" x 9'5" [3.45m x 3.87m] approx

Well equipped dining kitchen fitted with a range of painted wood base and wall mounted cabinets linked by work surfaces and ceramic wall tiles; built in electric oven; gas hob; extractor hood; 1.5 sink and drainer; 6 branch light fitting; decorative coving; heat detector; large window overlooking the rear of the property; washing machine; dishwasher; freestanding fridge freezer; radiator; laminate flooring and freestanding wooden central bench with stools.





Bedroom 1: 11’5” x 9’6” [3.48m x 2.94m] approx

Master bedroom overlooking the rear of the property; large picturesque window with open views; curtain rail and curtains; decorative coving; pendant light fitting; built in wardrobe area fitted with shelves, hanging rail, drawers and a curtain rail and curtains; radiator and fitted carpet.

Bedroom 2: 11’8” x 10’7” [3.60m x 3.28m] approx. at widest

The second double bedroom overlooks the front of the property; window; roller blind; decorative coving; pendant light fitting; recessed shelving area; freestanding wardrobe; chest of drawers; radiator and fitted carpet.

Shower Room: 6’8” x 5’5” [2.03m x 1.70m] approx.

Modern shower room fitted with a three piece suite complete with a tiled shower cubicle, shower head, control dial and sliding door; vanity fitted basin with drawers below; W.C; frosted glazed window; ceiling light; towel rail and laminate tile effect flooring.

Loft:

Access to loft space can be access from the hall cupboard.

Outside:

There is a shared drying green and outhouse located to the rear of the property accessed via side gate.

Parking:

Parking is available via on street permit parking.

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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