

SELF-CONTAINED GROUND FLOOR APARTMENT

110 BROOMHILL ROAD
ABERDEEN
AB10 6HX

VESTIBULE & HALL
LOUNGE & DINING ROOM
FITTED KITCHEN & UTILITY RM
TWO DOUBLE BEDROOMS
SHOWER ROOM
GAS FIRED CH & DG
SINGLE CAR GARAGE
FRONT & REAR GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£280,000

DESCRIPTION

We are delighted to present for sale this highly desirable two bedroom self contained ground floor apartment which enjoys a prime location in an established residential area. The property, which benefits from full double glazing and recently upgraded gas fired central heating is presented in immaculate order throughout and whilst decorated in a stylish contemporary theme, retains many period characteristics including moulded skirtings, ornate ceiling cornicing, restored floorboards and the original white panelled wood doors. The accommodation comprises vestibule and hall, elegant front facing lounge with feature bay window and wood burning stove, large dining room, well appointed fitted kitchen, two double bedrooms, fully tiled shower room and useful utility room. There is also the further benefit of a single car detached garage with rear lane access, and there are exclusive well maintained gardens to both the front and rear. All fitted floor coverings, curtains, blinds, most light fittings and the kitchen appliances are to be included in the sale, and early viewing of this charming property is recommended.

LOCALITY

The apartment is conveniently positioned within easy walking distance of Aberdeen City Centre and is ideally placed to benefit from the wide range of amenities on offer close by including primary and secondary schools, local shops serving everyday needs, leisure and recreational activities, restaurants, wine bars and regular public transport. Good road links ensure ease of access to the retail and leisure outlets at the Bridge of Dee, the industrial estates and other parts of the city.



VESTIBULE

With wooden front door and fanlight. Cupboard housing electricity meter. Door with attractive leaded and stained glass panel giving access to reception hall.

HALL

An L-Shaped hallway benefitting from restored original floorboards and ceiling cornice with ornate plaster work. White panelled wood doors give access to all rooms and the large wall mounted mirror will remain. A deep under stair storage cupboard is fitted with light and shelving to provide excellent storage space and there is a further shelved cupboard.

LOUNGE

19'5" (into bay window) x 15" approx

A most impressive and elegant room to the front of the apartment with feature bay window fitted with antique brass pole and curtains. Central to the room is a wood burning stove set on slate hearth and notable period features include ornate plaster work to the ceiling cornice, original rose, double moulded skirtings and restored floorboards. Telephone point. NB: The light fitting is to be removed.

DINING ROOM

15'2" x 12" approx

Again a spacious and comfortable room with window overlooking the rear garden, carpeted and with antique brass pole and curtains. Useful shelved storage cupboards. Telephone points. Television aerial points. Antique brass chandelier to remain.

FITTED KITCHEN

11'6" (into door) x 7'8" approx

A lovely bright kitchen, fully tiled and fitted with a range of floor and eye level units in cream shaker style with co-ordinating work surfaces and stainless steel sink and drainer with mixer tap. Appliances include integrated electric fan assisted oven, ceramic hob, concealed extractor, fridge and freezer. The floor is in laminate wood and a partially glazed door gives access to the garden. Roller blind and full length curtain. Wall mounted shelving.

DOUBLE BEDROOM 1

12" (into window) x 11'3" approx

Located to the rear of the apartment and enjoying a quiet aspect this is a good sized double bedroom with shelved cupboard, rattan flooring, ceiling cornice, and moulded skirtings. Window with brass pole, curtains, and voile net.

DOUBLE BEDROOM 2

16" x 7" approx

Positioned to the front of the property again with rattan flooring, ceiling cornice, moulded skirting. Window with brass pole, curtains and voile net.

SHOWER ROOM

8'9" x 5'1" approx

A bright shower room, fully tiled, and fitted with modern suite in white comprising WC, wash hand basin housed in vanity unit and large shower cabinet with aqua panelled walls housing electric shower. Ceiling downlighters. Frosted glass window fitted with roller blind. Laminate tiled floor.

UTILITY ROOM

9'4" x 6'8" approx

Located to the rear of the building, this room has recently been fully lined and floored to create a useful utility room fitted with plumbing, light and power. The room also houses the central heating boiler.

OUTSIDE

To the front of the home is an exclusive garden which is partly in gravel chips with an established variety of plants bushes and shrubs. The exclusive rear garden enjoys a particularly pleasing and sheltered aspect with gravel patio area, flower borders, lawn, bushes, shrubs, plants and trees. There is also a tool shed and a single car garage, accessed from the lane at the rear, and which has recently been upgraded to include a new roof, guttering and down pipes.

DIRECTIONS

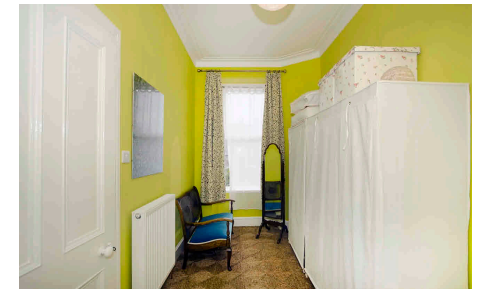
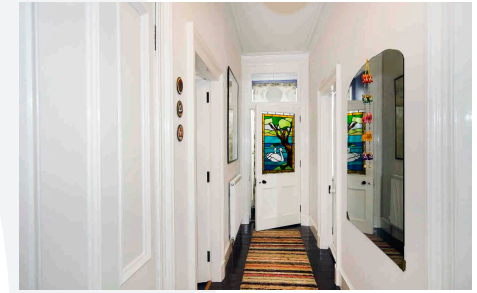
From the west end of Union Street turn left into Holburn Street and continue to the second roundabout where take the second exit onto Broomhill Road. Number 110 is ahead on the right hand side.

VIEWING

Contact 07816 351169 (Eithne Porter) for an appointment.

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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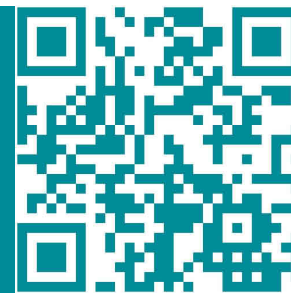
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