



SELF-CONTAINED APARTMENT

13 DEVONSHIRE ROAD
ABERDEEN, AB10 6XN

VESTIBULE & HALL
LOUNGE
DINING ROOM
FITTED KITCHEN
2 DOUBLE BEDROOMS
BATHROOM
GCH/DG
GARDENS
SHARED DRYING GREEN



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

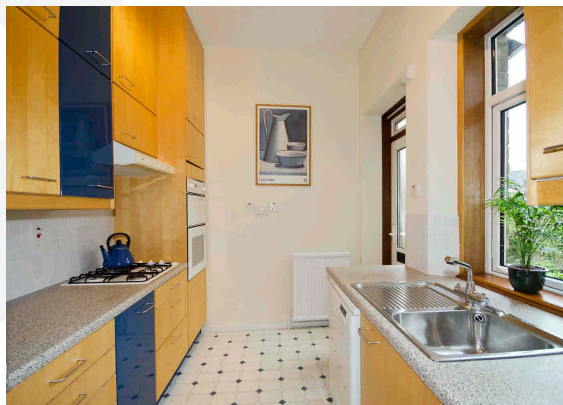
£335,000

DESCRIPTION

We present for sale this highly attractive two bedroomed self-contained ground floor apartment which enjoys a prime location in the heart of Aberdeen's fashionable West End. Benefitting from full double glazing and gas fired central heating, the apartment is well laid out to provide an excellent level of accommodation on one floor and is well worth viewing. The rooms comprise vestibule and hall, elegant front facing lounge with original marble fireplace and feature bay window, spacious bright rear facing dining room, well-appointed fitted kitchen, two double bedrooms, one with extensive built in mirrored wardrobe, and bathroom featuring quality white suite and overbath electric shower. The home is presented in good decorative order throughout with tasteful neutral colour schemes, complemented by co-ordinating floor coverings, and of particular appeal will be the numerous period characteristics which are in evidence, including restored pine panelled doors, moulded skirtings, ceiling cornicing, picture rails and ornate plasterwork. There is a spacious fully enclosed exclusive garden to the front as well as a large South facing walled garden to the rear, part of which is exclusive, and in respect of which Planning Permission has been granted for the creation of two off-street parking spaces to be accessed from the lane at the rear. All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances are to be included in the sale with certain other items being available by separate negotiation, and viewing of this desirable period property is recommended.

LOCALITY

The property is located in the highly sought after West End of Aberdeen where a wealth of local amenities is on offer, these including local and specialist shops, wine bars, coffee shops, recreational pursuits, excellent primary and secondary schools, and efficient public transport. The city centre is within easy reach as are the oil related offices at Hill of Rubislaw, the retail and leisure facilities at the Bridge of Dee, and the Industrial Estates.



VESTIBULE

Entered via a traditional front door. Fan light. Original terrazzo tiled flooring. Electricity meter cupboard. Glazed door to hall.

HALL

A spacious inviting hallway featuring restored wooden floor boards and the original pine doors giving access to all rooms. Storage cupboard fitted with hooks. Two wall mounted uplighters. Attractive dados, and ornate plaster work to the ceiling.

LOUNGE

19' x 14'4"

A most attractive elegant and spacious room with feature bay window to the front of the home, again retaining polished floorboards and boasting the original marble fireplace and hearth housing open working fire. The traditional theme is continued in the moulded skirtings, the ornate plasterwork to the ceiling cornice and the two built in storage cupboards with shelving above. Television aerial point. Two wall mounted light fittings.

DINING ROOM

15'4" x 12'8"

A bright and spacious formal dining room with window to the rear overlooking the lovely garden. The floor is carpeted and window fitted with curtains and pole. Cupboard housing gas meter. Please note the light fitting is to be removed.

FITTED KITCHEN

9'7" x 8'2"

Again a bright room to the rear, well-appointed and featuring an extensive range of floor and high level units in beech and contrasting blue high gloss finish, work surfaces and splashback tiling. Appliances include integrated gas hob, 'AEG' double electric oven, 'Hotpoint' fridge, microwave oven and dishwasher. The floor is in vinyl and a door gives access to the rear garden.

DOUBLE BEDROOM 1

12'3" x 9'7"

A bright and spacious double bedroom to the rear of the apartment, carpeted and featuring picture rail. Roller blind to window. Large built in wardrobe with mirrored sliding doors housing excellent hanging and shelving space. Further shelved cupboard. Television aerial point and telephone point. Uplighter.

DOUBLE BEDROOM 2

14' x 8'8"

Another double bedroom, front facing, carpeted and with

picture rail and ceiling cornice. Two wall mounted light fittings. Curtains and pelmet. Shelved cupboard.

BATHROOM

8' x 5' approx

A most attractively finished room featuring quality suite in white to include wc, with concealed cistern, wash hand basin housed in vanity unit and low level bath above which is a 'Mira Sport' instant electric shower with glazed door. The walls are extensively tiled with attractive border tile and above the sink is a large wall mounted mirror/medicine cabinet with overhead light. Heated towel rail. Large frosted glass window. Two wall lights and all usual fittings to remain. Tiled flooring.

OUTSIDE

To the front of the home is a spacious, neatly maintained garden enclosed by hedge with cast iron gate and mainly laid in grass with colourful, well stocked flower borders. To the rear is a large walled garden which enjoys a lovely South facing aspect, part of which comprises a shared drying green and with exclusive well stocked flowerbed and further grassed area with bushes and shrubs. There is also a shared washhouse as well as an exclusive coal cellar which houses the central heating boiler, the washer dryer and the freezer, both of which will be included in the sale. Please note planning permission has recently been granted for the creation of two exclusive parking spaces to the rear part of the garden which would be accessible from the adjacent lane.

DIRECTIONS

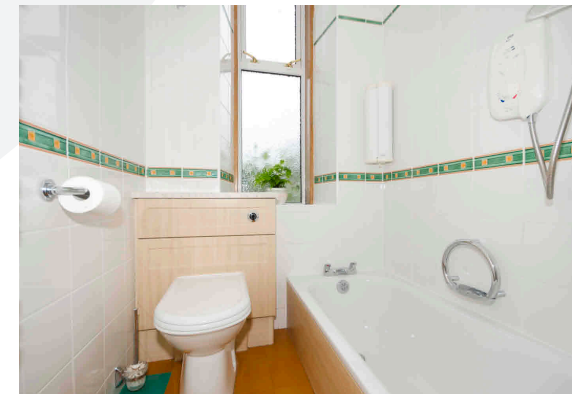
From the West End of Union Street turn left into Holburn Street and take the first turning on the right into Union Grove. Continue to the traffic lights where turn right into St Swithin Street. Devonshire Road is first on the left and number 13 is ahead on the left hand side.

VIEWING

Contact Selling Agents.

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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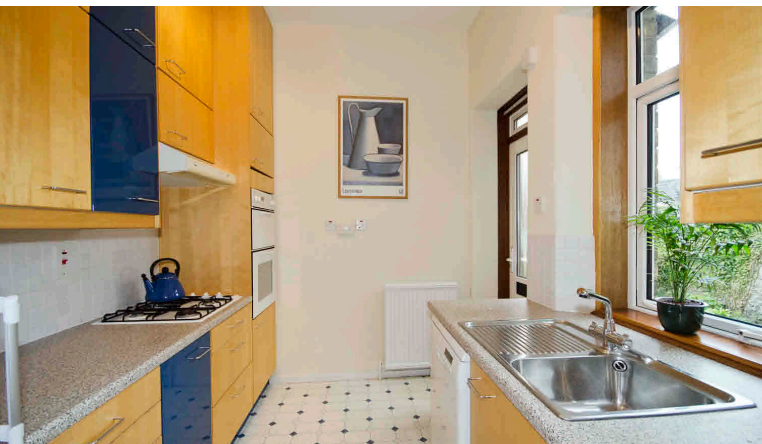
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