



DOUBLE UPPER APARTMENT

13 FORBESFIELD ROAD
ABERDEEN, AB15 4NX

ENTRANCE VESTIBULE & HALL

LOUNGE

DINING KITCHEN

UTILITY ROOM

DOUBLE BEDROOM

BATHROOM

UPPER FLOOR

TWO FURTHER DOUBLE BEDROOMS

STUDY

BOX ROOM

GAS CH/DG

GARDENS

ON-STREET PARKING



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Fixed Price

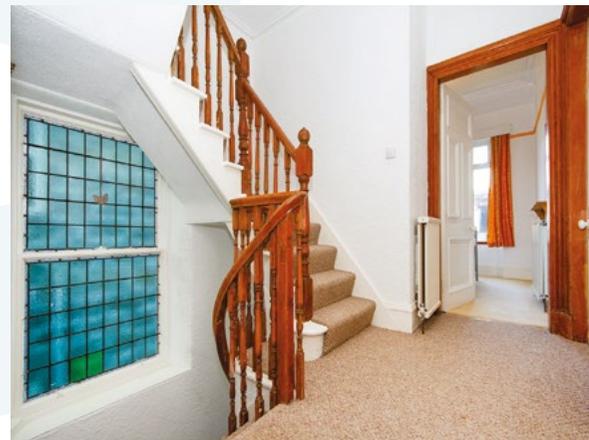
£219,500

We are delighted to offer for sale this three bedroom, self-contained, double upper apartment situated within a prime location in Aberdeen's West End. Offering a generous level of accommodation spanning two floors, the apartment benefits from the comforts of a gas central heating system and uPVC double glazed windows. Decorated throughout in neutral tones with a combination of practical floor coverings, some of the principal rooms retain period features, including high ceilings with cornicing, ceiling rose, double height skirtings, as well as the original internal doors to the rooms and feature stained glass windows to the hall. At first floor level, the rooms comprise: centrally located upper hall; comfortably lounge with large front facing window; well-appointed kitchen with ample space for dining, fitted with a comprehensive range of cabinets and work surfaces; access into the useful utility room; front facing double bedroom; and a smart, large family bathroom with white sanitary ware. A turned staircase ascends to top floor level, with two further good sized double bedrooms, study ideal for home working, and convenient box room. Outside there is unrestricted on-street parking to the front, with an area of exclusive garden to the rear laid to grass with large storage shed. Included in the sale are all light fittings, window dressings and appliances within the kitchen and utility room, and interior viewing is welcomed to appreciate this charming double upper apartment.



LOCALITY

Enjoying a prime location in the heart of Aberdeen's fashionable West End, conveniently located within easy walking distance of the City Centre and a wide range of local amenities including shops, restaurants, leisure facilities, and public transport links. Excellent road links ensure ease of access to Robert Gordon University, the popular retail facilities at Bridge of Dee, the oil related offices to the South, and all other parts of the City.



ENTRANCE VESTIBULE

Entered via the side of the building through a hardwood exterior door with stained glass fan light above, the useful Vestibule has an original stained glass window, with ample space for hanging coats and storing footwear. High level cupboard housing the consumer unit and electric meter. Ceiling coving. Dome light fitting. Vinyl flooring.

FIRST FLOOR

A carpeted, turned staircase with wooden banister ascends to first floor level providing access to most of the accommodation through the original wood panelled interior doors. Feature to the stairwell is the original stained glass window. Neutral décor and carpeting. Ceiling coving. Pendant light fitting.

LOUNGE

3.81m x 3.39m (12'6" x 11'1") approx

A comfortably proportioned Lounge retaining many of its period features, including: double height skirting boards, ceiling coricing, ceiling rose with pendant light fitting, and alcoves with wall mounted lighting. Accessed from the Hall or through double glass paned doors from the Kitchen, creating a semi open-plan space for families or entertaining. The large front facing window draws in an abundance of natural light and dressed with floor length curtains on a runner. Neutral décor and carpeting.

DINING KITCHEN

4.67m x 3.4m (15'4" x 11'2") approx

Well-appointed Kitchen with ample space for a large dining table, and fitted with a comprehensive range of wood panelled base and wall cabinets with contrasting laminate work surfaces and patterned tiled splashbacks. Fully equipped with appliances including: built-in Beko oven; 4 burner gas hob with extractor hood above; Beko fridge and dishwasher; and stainless steel sink with drainer below rear facing window fitted with a roller blind. The room is decorated in neutral tones with picture rail and double height skirting boards. Vinyl tiled flooring. Strip light.

UTILITY ROOM

2.62m x 1.88m (8'7" x 6'2") approx

Accessed from the Kitchen, this useful Utility Room has wooden base and wall cabinets with laminate work surfaces and space for appliances. Wall mounted gas central heating Ideal boiler. Side facing window. Vinyl tiled flooring. Dome light fitting.

BEDROOM 1

3.56m x 2.62m (11'8" x 8'7") approx

Situated to the front of the apartment, and of generous proportions, this Double Bedroom retains many period features with neutral décor and carpeting. Alcove with shelving and low level storage cupboard. Window fitted with curtains on a runner. Pendant light fitting.

BATHROOM

3.05m x 2.59m (10' x 8'6") approx

With full wall ceramic tiles and co-ordinating floor tiles, the large Bathroom is fitted with traditional white sanitary ware comprising: P-shaped bath with over-head shower and glass screen; pedestal wash hand basin with large wall mounted mirrored cabinet above; and w.c. Upright chrome heated towel rail. Rear facing glazed window. Recessed spotlights.

TOP FLOOR

A carpeted, turned staircase with wooden banister leads up to the top floor accommodation. Light shade fitting and further wall mounted light.

BEDROOM 2

3.38m x 2.49m (11'1" x 8'2") approx

Situated to the rear of the apartment, this good sized Double Bedroom provides space for a range of free-standing storage furniture. Neutral toned wallpaper. Carpeted. Light shade fitting.

BEDROOM 3

3.5m x 2.36m (11'5" x 7'9") approx

With large front facing velux window, this third Double Bedroom has extensive wall mounted shelving and decorated in neutral tones and co-ordinating carpeting. Light shade fitting.



STUDY **2.31m x 1.63m (7'7" x 5'4") approx**

With rear facing window fitted with a roller blind, this room provides an ideal space for home working. Neutral décor and carpeting. Light shade fitting.

BOX ROOM **1.85m x 1.52m (6'1" x 5') approx**

Fitted with a built-in shelved cupboard and access to eaves storage space, this Box Room has a front facing velux window. Neutral décor and carpeting.

OUTSIDE

There is unrestricted on-street parking available to the front. Exclusive area of Rear Garden laid to grass with an array of mature trees. A chipped stone path leads to the garden area. Large storage shed.

DIRECTIONS

From the west end of Union Street turn left at the traffic lights onto Holburn Street. Turn right at the following set of traffic lights onto Great Western Road. Travel for some distance, through the traffic lights at Ashley Road, and Forbesfield Road is located on the right hand side. Number 13 situated on the left hand side of the road, clearly identified by our for sale sign.

VIEWING

Tel. 07760 378102 or 07784 047426.

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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