



SELF-CONTAINED GROUND FLOOR APARTMENT

144 MID STOCKET ROAD
ABERDEEN, AB15 5HX

ENTRANCE VESTIBULE & HALL

LOUNGE

DINING ROOM

KITCHEN

MASTER BEDROOM/EN-SUITE

DOUBLE BEDROOM 2

BATHROOM

SINGLE GARAGE

GAS CH/DG

GARDENS



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



Offers over

£244,000

DESCRIPTION

We are pleased to offer for sale this attractive, two bedroom, self-contained apartment situated on the ground floor of a traditional granite property and located within a particularly central and popular area of the city. Offering a generous level of particularly bright and airy accommodation with neutral décor throughout, benefits include gas fired central heating, double glazed windows, and a single car garage accessed off a rear lane. Traditional period features within the home include high ceilings with deep plaster coving and ornate cornicing, recessed alcoves and a bay window in the lounge, panelled doors, and restored original flooring. Included in the sale are all floor coverings, window blinds, light fittings and white goods in the kitchen, and the accommodation comprises: entrance vestibule and hall; elegant front facing lounge with feature fireplace; formal dining room which overlooks the rear garden; well equipped galley-style kitchen with direct access to the rear garden; charming master bedroom benefiting from a range of built-in storage and en-suite cloakroom; bright and spacious front facing bedroom; and smart bathroom fitted with white sanitary ware, vanity cabinets, and over-bath shower. The front garden is exclusively owned, and there is a fully enclosed walled garden to the rear which enjoys a private aspect.



LOCALITY

The property enjoys a prime West End location within easy walking distance of a wide range of amenities available in Aberdeen City Centre and the bustling Rosemount area of the City, which include reputable primary and secondary schools, a variety of artisan shops, cafes, wine bars, the picturesque open spaces at Westburn and Victoria parks, and the hospital complexes at Cornhill and Foresterhill. Close proximity to the City's main arterial route also facilitates easy access to most other areas.



ENTRANCE VESTIBULE

Accessed at the side of the property via a solid panelled door with glazed fanlight. High level electricity meter/fusebox cupboard. Restored original flooring with matwell. Glazed door to hall.

HALL

Central to the home and providing access to most rooms. Wall mounted coat hooks. Fixed wall mirror. Ceiling pendant. Restored original flooring.

LOUNGE

17'9" x 14' approx

Elegant, front facing lounge boasting generous proportions and traditional period features which include a high ceiling with deep plaster coving and ornate cornice, recessed alcoves and a bay window which draws in an abundance of natural light. An oak fireplace with marble hearth incorporating a gas burning coal effect fire provides a pleasing focal point. TV aerial point. Ceiling pendant controlled by dimmer switch. Net curtains fitted to window. Restored original flooring.

DINING ROOM

12'1" x 9'6" approx

Good sized dining room with window overlooking the rear garden. Shelved recessed with storage cupboard above. Ceiling pendant, roman blind and neutral coloured carpet. Door to kitchen.

KITCHEN

Three wooden steps descend from the dining room to the bright, galley-style kitchen which is fitted with white base and wall units with contrasting worktops. Stainless steel sink and drainer. Built-in "Indesit" electric hob with integrated extractor hood above, and "Neff" electric oven/grill below. Washing machine and fridge/freezer. Central heating boiler. Two side facing windows. Spotlight fitting. Roller blind and vinyl tile effect flooring. Glazed door to rear garden.

MASTER BEDROOM

10'10" x 10'8" approx

Charming double bedroom with side facing window and benefiting from a range of built-in hanging and shelving facilities. Ceiling pendant. Screen fitted to window. Neutral coloured carpet.

EN/SUITE

Fitted with a white wc, and vanity unit incorporating a wash basin with mixer tap and splashback tiling. Chrome towel rail and fitted wall mirror. Glass ceiling light. Opaque rear facing window fitted with roller blind. Vinyl wood effect flooring.

DOUBLE BEDROOM 2

13'8" x 9'11" approx

Bright and spacious, front facing bedroom displaying neutral décor and carpet, with net curtains fitted to the window. Shelved recess, and ample floor space to accommodate a range of free standing furniture. Telephone point. Ceiling pendant.



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



Gavin Bain & Company
10-12 Chapel Street
Aberdeen

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk

BATHROOM

Smart bathroom fitted with stylish white wc with recessed cistern, vanity unit with moulded wash basin and contrasting counter-top; and bath, above which is a chrome mains powered shower with wet-wall panelling and glazed screen. Mirror fronted cabinets with overhead spotlights above the vanity unit. White ladder style radiator. Recessed downlighters. Vinyl wood effect flooring.

OUTSIDE

A metal gate and pathway provide access to the property. The front garden is enclosed by metal railings and hosts a variety of established shrubs and rose bushes. There is an enclosed, walled garden to the rear where there is additional storage within a share cellar, and exclusively owned shed. Shared paved patio, lawn and rotary clothes dryer. Exclusively owned shrub bed hosting mature plants. Gate onto rear lane.

GARAGE

The detached single car garage has an up-and-over front door and is accessed via a rear lane.

DIRECTIONS

From the West End of Union Street continue onto Alford Place and Albyn Place. At the Queens Cross roundabout take the third exit onto Fountainhall Road and continue to the end of the road. Turn left onto Beechgrove Avenue and then left again onto Mid Stocket Road. The property is situated ahead on the right hand side of the road.

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.



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



Gavin Bain & Company
432 Union Street
Aberdeen AB10 1TR
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk