



DETACHED DWELLINGHOUSE

27 ASHGROVE ROAD
WEST, ABERDEEN
AB16 5BB

VESTIBULE & RECEPTION HALL
LOUNGE & DINING ROOM
DINING KITCHEN & UTILITY ROOM
3 DOUBLE BEDROOMS
HOME OFFICE
WET ROOM & SHOWER ROOM
SINGLE GARAGE
GAS CH/INTRUDER ALARM
TRIPLE/DOUBLE GLAZING
GARDENS
DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

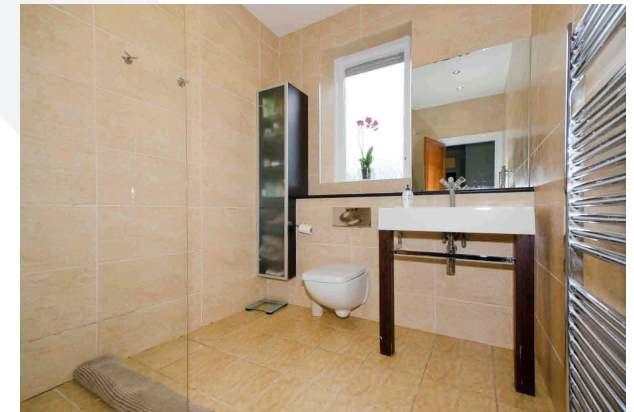
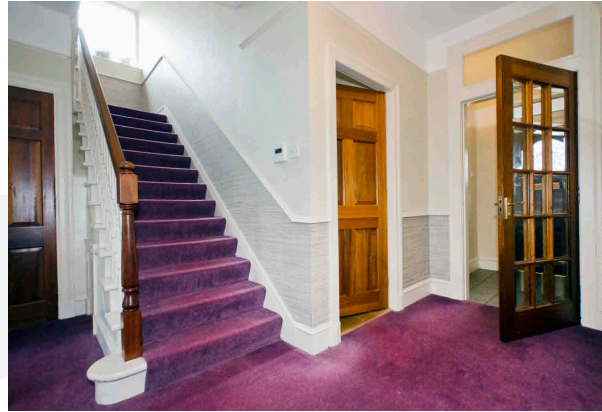
£375,000

DESCRIPTION

We are pleased to offer for sale this desirable, detached, granite built dwellinghouse which is located within an established residential area of the city. Offering a generous level of family sized accommodation spanning two floors, the home is well presented, and interior viewing is strongly recommended. Enjoying the comforts of gas fired central heating, double glazed windows, an intruder alarm system, and a single car garage, the rooms are bright and airy and boast fabulous views from the rear facing windows. Outside, at the front, there is ample off-street parking whilst at the rear the fully enclosed, south facing garden enjoys a particularly sunny and secluded aspect and provides a perfect space for outdoor relaxation. All carpets, floor coverings, window blinds, curtains, most light fittings, and certain white goods in the kitchen are included in the sale, and the ground floor accommodation comprises: entrance vestibule and reception hall; elegant lounge with exposed granite fireplace and cast iron stove, on open-plan concept with the spacious dining room which affords direct access to the rear garden; stylish kitchen with breakfast area and adjacent utility room; tastefully presented double bedroom benefiting from ample fitted furniture; and fully tiled wet room with electric under-floor heating. On the first floor there is a bright home office/nursery; two generously proportioned double bedrooms, each with large walk-in wardrobes, and one offering the potential to create a master suite by incorporating the adjacent shower room, which is meantime accessed off the hall.

LOCALITY

The property is located within a popular and central area of the City, only a few minutes' walk from Aberdeen Hospitals Complex, and within easy reach of the City Centre by car or public transport. Conveniently placed for a wide range of amenities including a wide choice of specialist shops at nearby Rosemount, a Sainsbury supermarket at Berryden, and the open spaces at Westburn and Victoria Parks, the main arterial route through the City is also close at hand, ensuring easy access to Aberdeen International Airport and the oil related offices at Hill of Rubislaw, Dyce and Bridge of Don.



ENTRANCE VESTIBULE

Accessed via wooden front door with leaded glass panel. Built-in cupboard housing the electricity meter/fusebox. Intruder alarm keypad. Uplighter. Ceramic floor tiles. Partially glazed door to hall.

RECEPTION HALL

Welcoming hallway boasting attractive fresh décor with co-ordinating dado and picture rails. Telephone point. Metal/glass lantern light fitting. Carpeted floor. Staircase to first floor.

LOUNGE

Elegant and comfortably proportioned front facing room, the focal point of which is an exposed granite fireplace incorporating a cast iron, gas burning stove on a slate hearth. The attractive décor is enhanced by picture rails and moulded ceiling coving. Television aerial and telephone points. Voile screen and curtains fitted to triple glazed bay window. Oak flooring.

16'6" x 13'6" approx

DINING ROOM

On open-plan concept with the lounge and continuing on with the same décor, the dimensions of this spacious room afford ample space to accommodate a full dining suite, and French doors open onto the private, south facing garden. Fitted shelving. Central light fitting controlled by dimmer switch. Wooden venetian blinds. Oak flooring.

17' x 13' approx

DINING KITCHEN

Stylish kitchen fitted with a range of cherry wood effect cabinets complemented by brushed chrome handles, contrasting white work surfaces, splashback tiling, and under-unit lighting. Stainless steel sink and drainer with mixer tap, above which is a side facing window. "Bosch" 5-burner gas hob with chimney style extractor canopy above, and electric oven/grill below. Integrated dishwasher. Space for fridge/freezer. Chrome recessed downlighters. Telephone point. White wooden flooring. Breakfast area at rear facing window which overlooks the garden. Door to garden.

15'6" x 12' approx

UTILITY ROOM

Conveniently located adjacent to the kitchen and housing the central heating boiler. Plumbed for automatic washing machine and space for tumble dryer. Wall mounted coat hooks. Vinyl floor covering.

DOUBLE BEDROOM 1

Featuring tasteful décor with co-ordinating picture rails and moulded ceiling coving, this charming double bedroom benefits from a range of fitted wardrobes and overhead cabinets along one wall, and further wardrobes with a bridging pelmet and recessed lighting on another. Television aerial and telephone points. Voile screen and curtains fitted to triple glazed, front facing bay window. Metal candelabra light fitting. Oak flooring.

14'7" x 12'2" approx

WET ROOM

Fully tiled and with electric under-floor heating, this bright room is fitted with contemporary sanitary ware in a white finish, and a walk-in shower area with glass screen and mains powered shower with chrome flexible and fixed shower heads. Fixed toiletry/linen cabinet. Large fitted wall mirror. Chrome ladder style radiator. Chrome recessed downlighters.

FIRST FLOOR

A large window on the half landing floods the freshly decorated staircase with natural light. Smoke detector.

Metal/glass light fitting.

DOUBLE BEDROOM 2

Good sized, bright room enjoying a fabulous, south facing view. Large walk-in wardrobe providing extensive hanging and shelving facilities. Wall mounted display shelf. Television aerial point. Silver coloured micro venetian blind. Carpeted floor.

11'2" x 10' approx

DOUBLE BEDROOM 3

This time located to the front of the home with twin windows fitted with micro venetian blinds and curtains. Large walk-in cupboard fitted with hanging rails and shelves. Recessed shelves. Television aerial point. Neutral coloured carpet. There is the possibility to incorporate the adjacent shower room to create an en-suite facility, if required.

14' x 12'5" approx

SHOWER ROOM

Bright shower room, previously en-suite to double bedroom 3, fitted with a white wc; wash hand basin on pedestal with chrome mixer tap and tiled splashback; and shower enclosure fitted with "Mira Sport" electric shower, and glass door. Fitted wall mirror. White ladder style radiator. Recessed lighting. Fitted wall shelves. Front facing velux window. Vinyl flooring.

HOME OFFICE

Meantime utilised as a home office, this room would also be ideal as a child's nursery. Access to eaves space. Chrome spotlight fitting. Rear facing velux window. New carpet.

12'7" x 5'10" approx

OUTSIDE

The front garden is enclosed by a dwarf wall and metal railings. Designed for low maintenance and laid in stone chips, a bark filled border hosts a variety of mature shrubs. A tarmac drive to the side provides convenient off-street parking for several cars, with additional spaces at the front, if required. The south facing, rear garden enjoys a particularly private and secluded aspect and boasts an array of established trees, conifers, shrubs and rhododendrons which display year-round colour. Raised flower beds. Water tap. Greenhouse with power supply. Paved patio.

SINGLE GARAGE

Detached from the home, with double front doors, and power supply.

DIRECTIONS

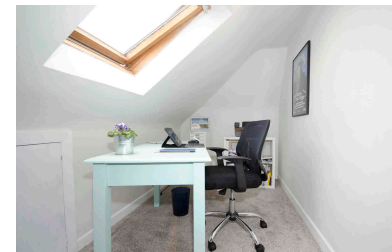
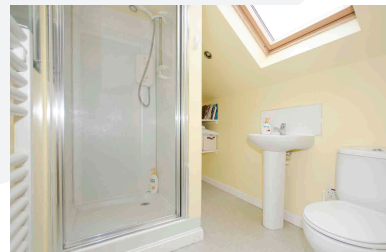
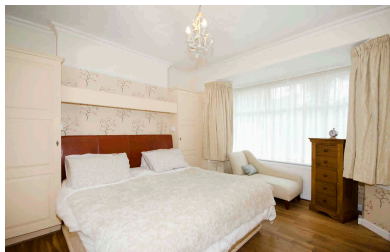
Heading north on North Anderson Drive travel beyond the traffic lights at Lang Stracht/Westburn Road, taking the next exit on the right off the dual carriageway onto Ashgrove Road West. Travel a good distance ahead where number 27 is located on the right hand side of the road.

VIEWING

Tel 07790 977092 (Mrs Shand).

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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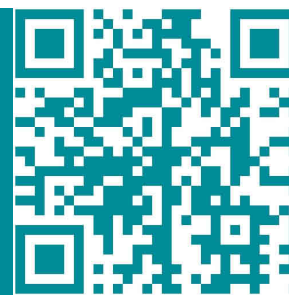
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