



TERRACED DWELLINGHOUSE

47 OSBORNE PLACE
ABERDEEN, AB25 2BX

ENTRANCE HALL
LOUNGE
SITTING ROOM
DINING KITCHEN
UTILITY ROOM
SHOWER ROOM
UPPER HALL
THREE DOUBLE BEDROOMS
BATHROOM
SECOND FLOOR
DOUBLE BEDROOM
GAS CH/DG
GARDENS & GARAGE



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents

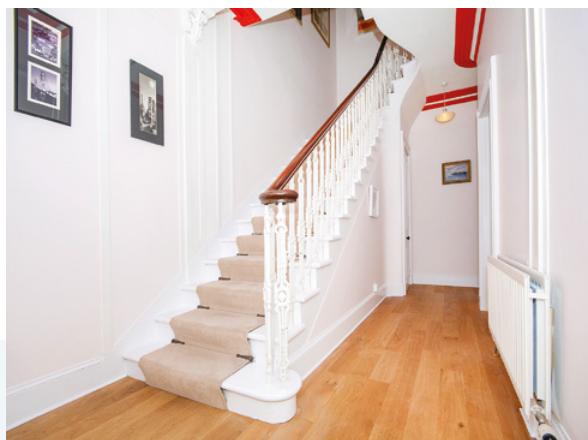


Offers Over
£465,000

We are delighted to offer for sale this elegant four bedroom, traditional granite terraced dwellinghouse with garage situated in a much sought after tree-lined residential street within the City Centre. Offering an excellent level of accommodation spanning three floors, and represents an ideal family home with fully enclosed rear garden. Enjoying the benefits of a gas central heating system, full double glazing with mainly uPVC and some timber sash and case windows and generous storage facilities. Included in the sale are all window dressings, most light fittings apart from the chandelier in the lounge and all appliances may remain if required, the home retains many of its period features adding to the character of the rooms. The accommodation comprises: bright and instantly inviting entrance hall; formal lounge with large front facing bay window; second reception room currently utilised as a sitting room with bay window overlooking the rear garden; fully fitted dining kitchen with access to the utility room; and shower room. A charming turned staircase leads up to the first floor accommodation with delightful master bedroom with large rear facing bay window; two further generously sized double bedrooms; large bathroom fitted with a white three piece suite with shower over the bath; and further turned staircase to the second floor giving access to the fourth double bedroom. Outside the gardens are well maintained, there is on-street parking available to the front with resident permit, while the garage is accessed from a rear lane.

LOCALITY

Located within the heart of the West End and conveniently placed within easy reach of many amenities which include a range of specialist shops, fashionable wine bars, cafes, reputable restaurants and hotels, leisure and recreational facilities, public transport, and excellent primary and secondary schools. The City Centre is within 5 minutes walking distance and excellent road links ensure ease of access to other areas of the City, including the oil related offices at Hill of Rubislaw, Kingswells and Westhill, Aberdeen International Airport, Aberdeen Hospitals Complex, and the retail and leisure facilities at the Bridge of Dee.



ENTRANCE HALL

Entered via a hardwood entrance door into the bright and inviting Entrance Hall providing access to most of the ground floor rooms and carpeted staircase to first floor level. Retaining many of its period features enhanced by the newly freshened up décor and oak wood flooring. Large under stair storage cupboard with shelving. Low level cupboard housing the consumer unit.

LOUNGE

18'3" (into bay window) x 15'9" approx

Spacious and formal Lounge situated to the front of the home retaining many of its period features. A large traditional bay window provides a pleasant view down the tree-lined street, the room retains its charm with deep skirtings, ceiling cornicing and two alcoves either side of the fireplace. The gas fireplace, although currently disconnected, features a cast iron surround and hearth and oak wood mantle. The chandelier light fitting will be removed. Wall mounted lighting within the alcoves. Carpeted.

SITTING ROOM

16'2" (into bay window) x 12'6" approx

A delightful rear facing room currently used as a second Sitting Room, although could also be utilised as a formal Dining Room. A large bay window overlooks the attractive garden, and the room retains deep skirtings and ceiling cornicing. Focal point fireplace with black ceramic hearth and oak wood mantle. Shelved press.

DINING KITCHEN

15'9" x 9'6" approx

With ample space for dining, the Kitchen is fitted with a comprehensive range of traditional wood panelled base and wall units, some with glass fronted panels, laminate worktops and co-ordinating tiled splashbacks. Equipped with built-in Neff double oven, 4 burner gas hob with extractor hood above, 1 ½ sink with drainer and space for free-standing fridge and freezer, which can remain if required. The butchers table will be removed. Rear facing window fitted with a roller blind. Wooden panelling to ceiling with pendant light fitting and several spotlights. Vinyl tiled effect flooring.

UTILITY ROOM

11'4" x 5'7" approx

Useful Utility Room provides direct access out to the garden through timber glass paned exterior door. Fitted with wooden base and wall units with laminate worktops, ceramic tiled splashbacks



and a stainless steel sink with drainer below side facing window. There is space for a washing machine and tumble dryer. Further velux window. Floral wallpapering. Vinyl flooring. Two light fittings.

SHOWER ROOM

Accessed from the Utility Room and fitted with a fully tiled shower cubicle, corner wash hand basin and w.c. Side facing window. Carpeted.

UPPER HALL

A turned carpeted staircase with period banister and balustrades leads up to the first floor accommodation. An archway gives access to third Bedroom and staircase to the second floor. The fresh décor is continued on this floor. Skylight. Cream carpeting.

BEDROOM 1

16'2" (into bay window) x 12' approx

Appealing Master Bedroom enjoying a large bay window overlooking the garden to the rear and flooding the room with natural light. There is ample space within the room for a range of free-standing furniture. Shelved press. Window fitted with floor length curtains on a runner. Neutral toned carpeting. Ceiling cornicing.

BEDROOM 2

13'3" x 12'3" approx

Front facing generously sized second Double Bedroom decorated in neutral tones. Central to the room is the decorative fireplace creating a pleasing focal point. There is ample space within the room for a range of free-standing furniture. Shelved press. Ceiling cornicing. Two light fittings. Carpeted.

BEDROOM 3

10'7" x 10'4" approx

Situated to the rear of the home, this good sized Double Bedroom benefits from a deep built-in wardrobe providing hanging and shelving space and an vanity unit with further storage space above. Built-in shelved press. Decorated in painted walls, ceiling cornicing and carpeting. Curtains on wooden rail fitted to window.



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BATHROOM

With two front facing velux windows, this large Bathroom is fitted with a white Duravit, suite comprising: P-shaped bath with monsoon shower head above, glass screen and full wall aqua panelling; wash hand basin with chrome mixer tap, set within vanity unit, splashback ceramic tiling and wall mounted cabinet above; and w.c with concealed cistern. Upgraded by Laing's approximately five years ago. Upright heated towel rail. Cupboard housing the hot water tank. Tiled flooring. Spotlighting on stainless steel track.

9'8" x 8'4" approx

SECOND FLOOR

A carpeted turned staircase leads up to the second floor accommodation, flooded with natural light through a velux window. Within the Landing area there are wall mounted shelving units for storage. Access into eaves storage spaces.

BEDROOM 4

12'5" x 12' approx

Decorated in neutral toned painted walls and carpeting, there is a large rear facing velux window. Providing an additional Double Bedroom, this room would also make an ideal Office already fitted with large wooden desk and generous drawer space below. Built-in wardrobe space. Access into eaves space for storage facilities. Electric panel heater.

OUTSIDE

The Front Garden is of low maintenance with paving and some colourful mature plants. On-street parking is available with a resident permit. Fully enclosed Rear Garden with stone walls which have recently been repointed. An attractive garden laid to lawn with an array of borders displaying colourful flowers and mature plants. A paved path leads to the back of the garden where there is a paved patio area ideal for alfresco dining. Double metal doors from the garden gives access into the Double Garage 17'4" x 15'9" approx. fitted with power/light and an up and over door opens out to a rear lane. External store for additional storage, housing the gas central heating boiler. External water tap.

DIRECTIONS

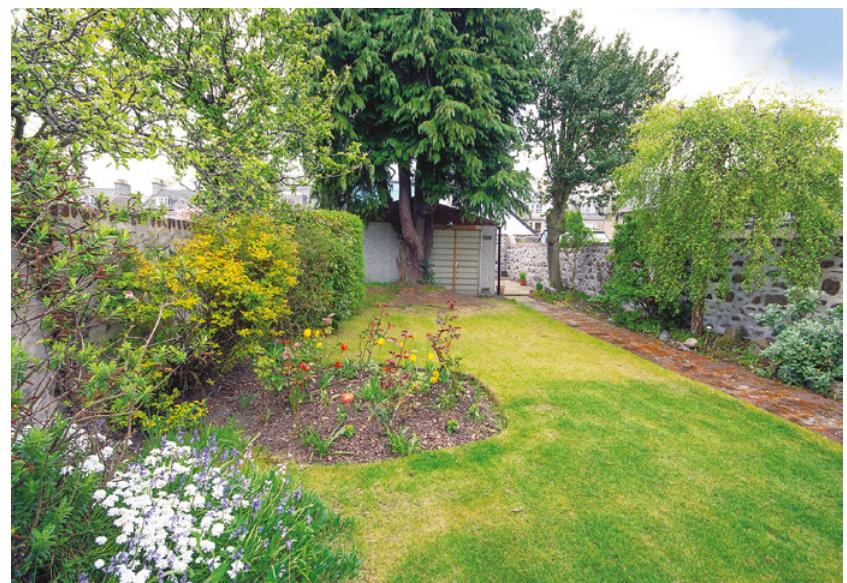
From the west end of Union Street continue onto Alford Place, then turn first right into Victoria Street. Turn left into Waverly Place and follow the road onto Albert Street. Turn left onto Osborne Place and number 47 is situated on the left hand side of the road, clearly identified by our for sale sign.

VIEWING

Tel. 01224 646370 (Fyfe).

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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