



## DETACHED GRANITE DWELLINGHOUSE

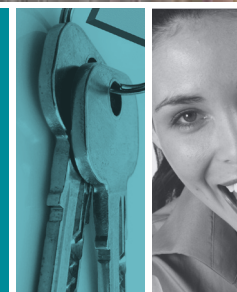
70 KING'S GATE  
ABERDEEN, AB15 4EP

VESTIBULE & HALL  
LOUNGE/DINING ROOM  
DINING KITCHEN  
FAMILY ROOM  
UTILITY ROOM  
SHOWER ROOM  
3 DOUBLE BEDROOMS  
BATHROOM  
TARRED/LOCKBLOCK DRIVEWAY  
REAR GARDEN



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£525,000**

## DESCRIPTION

We are delighted to present for sale superior, three bedroomed, detached, granite dwellinghouse, which enjoys a desirable location in the heart of Aberdeen's fashionable West End. Spanning two floors and providing a deceptively spacious level of accommodation, perfect for the family, the home has been substantially upgraded and improved by the current owners, and is presented in truly walk-in condition. There are the comforts of full double glazing, gas fired central heating, and an intruder alarm system, and the rooms comprise vestibule and hall, elegant lounge/dining room on open plan, beautifully appointed dining kitchen featuring a range of quality, contemporary styled units with integrated appliances, large family room with double patio doors leading to the rear garden, spacious utility room, shower room, and spacious double bedroom on the ground floor, whilst on the first floor are two further well proportioned double bedrooms, and family bathroom with modern white suite and separate shower. The home is decorated in a stylish neutral theme throughout, adaptable to all tastes, and further notable features will include the recently upgraded front garden, laid out on split-level and incorporating lock-blocked parking area with extensive tarred drive, and the lovely established rear garden, which is fully enclosed, enjoys a particularly private aspect and is easily maintained. All fitted floor coverings, curtains, blinds, light fittings, and white goods are to be included in the sale, enabling the buyer to move in with the minimum of inconvenience, and early viewing of this beautiful home is genuinely recommended.

## LOCALITY

This substantial property enjoys the perfect location from which to benefit from the wide range of amenities on offer within the vicinity, including excellent Primary and Secondary educational facilities, local shops serving everyday needs, leisure and recreational pursuits, restaurants, wine bars, and public transport. The City Centre is within easy reach by car or bus, and the main arterial route through Aberdeen is close by, ensuring ease of access to the Industrial Estates and other parts of the City.



### VESTIBULE

A bright entrance to the home with partially glazed front door, carpeted, and with low-level cupboard housing electricity meter. Wall mounted coat hooks. Glazed door to hall.

### RECEPTION HALL

An L-shaped hallway, carpeted, and fitted with telephone point and smoke detector.

### LOUNGE/DINING ROOM

A most impressive and elegant room with large bay window to the front and further corner window to the side, ensuring a bright and airy atmosphere and with partially glazed door leading to the rear garden. Central to the room is a marble fireplace and hearth with wooden surround. The windows are fitted with roller blinds, and the floor is carpeted. The traditional ceiling cornice is retained and lighting is provided by an ornate metallic fitting and matching wall lights.

### FAMILY ROOM

A lovely, bright, and spacious room to the rear, accessed from the kitchen, featuring two double glazed patio doors giving direct access to the private garden. These are fitted with full-length curtains and metal poles, and the floor is in attractive wood laminate and easily maintained Karndean, which is continued throughout the kitchen and the utility room. Numerous halogen downlighters.

### BREAKFASTING KITCHEN

A beautifully appointed kitchen, recently upgraded and featuring a range of quality German Nobilia floor and eye-level units in dark wood-effect with contrasting roll-fronted, solid surface worktops incorporating one-and-a-half bowl stainless steel sink and drainer with mixer tap. The integrated stainless steel gas hob, double electric fan-assisted oven, chimney, dishwasher, and fridge freezer, which are all "Neff", will be included in the sale, and there are attractive steel and glass splashbacks. Roller blind. Breakfast bar. Several downlighters. Stylish and easily maintained Karndean flooring. This room is also directly accessible from both the lounge/dining room and the family room.

### UTILITY ROOM

A good sized utility room, bright and attractively finished, being fitted with German Nobilia floor and eye-level units in contrasting dark wood and cream finish, as in the kitchen, with matching splashbacks and incorporating larder-style cupboards as well as a sink and drainer with mixer tap. The "LG" automatic washing machine and the "Hotpoint" tumble dryer will be included in the sale, and, again, the floor is in easily maintained Karndean. A roof-light allows this to be a bright and airy room, and a partially glazed door gives access to the garden. Intruder alarm control panel. Roller blinds. Cupboard housing central heating boiler.

### DOUBLE BEDROOM 1

A spacious double bedroom with boxed bay window to the front of the home, carpeted and with roller blind and net curtain.

### SHOWER ROOM

Again, recently upgraded, this is a most attractive facility, fitted with contemporary styled suite in white, wc, wash-hand basin housed in dark wood vanity unit, and large shower cabinet with bi-fold glazed doors housing "Mira Sport" instant electric shower. The floor is in vinyl tiles and the window fitted with roller blind. There is splashback tiling, as well as a wall mounted mirror, shaver point, and chrome heated towel rail.

### UPPER FLOOR

A carpeted, turned staircase with large leaded glass window to the side leads to the upper floor landing, which is bright and has hatch with pull-down ladder giving access to PARTIALLY FLOORED LOFT. A good sized airing cupboard, fitted with shelving and light, provides excellent storage space.

### DOUBLE BEDROOM 2

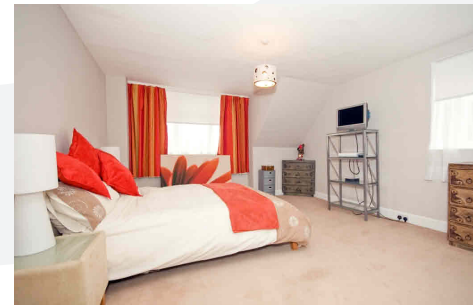
A particularly spacious, double bedroom, which enjoys a dual-aspect with windows to both the front and side, fitted with roller blinds. The floor is carpeted and a walk-in cupboard with window provides excellent shelved storage space. It is believed, subject to obtaining any necessary consent, that the property offers development potential for additional bedroom/bathroom accommodation.

### DOUBLE BEDROOM 3

Another spacious double bedroom to the front of the home, carpeted and fitted with built-in triple wardrobe. Roller blinds.

### FAMILY BATHROOM

A large family bathroom, bright and airy and fitted with quality suite in white to include wc, wash-hand basin housed in dark wood vanity unit with mirror and cupboards above, double-ended bath, and walk-in shower cabinet with curved enclosure housing chrome mains shower. The floor is in vinyl tiles and the large frosted glass window is fitted with roller blind. Chrome heated towel rail.



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### OUTSIDE

To the front of the home is a thoughtfully laid out garden, on split-level, with extensive lock-blocked driveway, borders laid in bark chips and housing shrubs, established flower beds, and paved area. An extensive tarred driveway provides further off-street parking and leads to the SINGLE CAR GARAGE, which is fitted with up-and-over door, power, and light. The fully enclosed, easily maintained, rear garden enjoys a lovely, private aspect and is mainly in grass with paved patio and an interesting variety of mature plants, trees, bushes, and shrubs. Adjacent to the garage is a good sized potting shed, which is also fitted with power and light.

### DIRECTIONS

From the west end of Union Street, continue straight ahead on to Alford Place and, thereafter, Albyn Place, proceeding to the first roundabout and taking the third exit on to Fountainhall Road. Continue to the end, turning left into King's Gate, and number 70 is some distance ahead on the right hand side, as indicated by our "For Sale" Board.

### 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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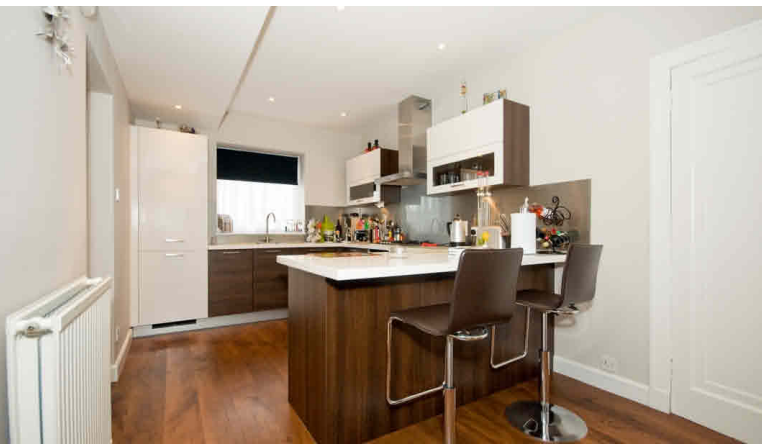
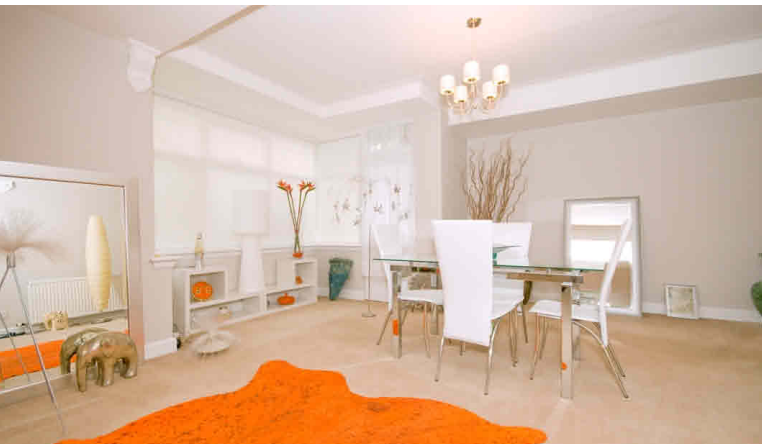
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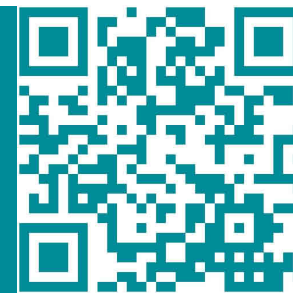
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