



GRANITE TERRACED DWELLINGHOUSE

71 CAIRNFIELD PLACE
ABERDEEN, AB15 5LX

ENTRANCE VESTIBULE & HALL

LOUNGE

DINING ROOM

KITCHEN

CONSERVATORY

SHOWER ROOM

BATHROOM

UPPER HAL

CLOAKROOM

TWO DOUBLE BEDROOMS

SINGLE BEDROOM

SECOND FLOOR

TWO FURTHER DOUBLE BEDROOMS

GAS CH/DG

GARDENS

SINGLE GARAGE



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



Offers Over

£365,000

We present for sale this desirable and substantial, five bedroom, granite terraced dwelling house which is located within a prime residential area in the City's West End. Within a quiet tree-lined street, this home offers an excellent level of accommodation spanning three floors and benefits include a gas central heating system, full double glazing and boasts many period features to the lounge and bedrooms on the first floor including high ceilings with moulded plaster cornicing, double height skirting boards and a deep bay window to the lounge. Although requiring upgrading and modernisation throughout, this home has the potential to become a spacious, quality family home and interior viewing is recommended. The rooms comprise: inviting entrance vestibule and hall; front facing, charming lounge with bay window and gas fireplace; a good-sized dining room, which could also be ideal as a second sitting room; fully fitted galley kitchen; conservatory providing an additional informal living space with direct access to the garden; wet shower room; and a bathroom fitted with a three piece suite completes the ground floor accommodation. A carpeted turned staircase leads up to the first floor accommodation comprising: two generously sized double bedrooms; front facing single bedroom; and cloakroom fitted with two piece suite. On the second floor, there are two further double bedrooms, both benefitting from built-in wardrobes. On-street parking is available to the front with a residents permit and there is a small area of garden to the front of the home. There is a well-established, attractive, fully enclosed rear garden and a single garage accessed down a private rear lane.

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

Entered via a hardwood entrance door with fanlight, the Vestibule retains deep skirtings, picture railing and ceiling cornicing. Low level cupboard housing the consumer unit and electric meter. Original tiled flooring.

HALL

A glass paned interior door leads into the inviting Hall which gives access to most of the accommodation on the ground floor and a carpeted staircase leads up to the first floor level. Neutral décor.

LOUNGE

17'4" (into Bay window) x 14'7" approx

A charming, formal Lounge enjoying a deep front facing Bay window dressed with blinds and floor length curtains. A gas fire place with tiled hearth and wooden mantle creates a pleasing focal point to the room, together with its deep skirtings, high ceiling with cornicing and traditional neutral toned wallpapering adding to its appeal. Carpeted.

DINING ROOM

14' x 10'8" approx

The second reception room is situated to the rear of the home, provides an additional Sitting Room or ideal Dining Room with direct access to the Kitchen. A generously sized room with wallpapering and neutral toned carpeting, there is a fireplace which has been blocked up with tiled surround.

KITCHEN

14'9" x 6'7" approx

A galley Kitchen fitted with a range of wooden panelled base and wall units, contrasting laminate worktops and ceramic tiled splashbacks. Equipped with Diplomat double oven, electric hob and extractor hood above, free-standing washing machine and 1 ½ stainless steel sink with drainer. Side facing window and further velux window above. Wall mounted strip lighting. Access to the Conservatory and Shower Room. Tiled flooring.

CONSERVATORY

10'8" x 10' approx

Entered from the Kitchen, the Conservatory provides an additional informal living space with direct access to the garden through uPVC patio doors. Full height windows on two walls and a further French door leads to an enclosed patio area within the garden. Tiled flooring.

SHOWER ROOM

Wet Room with full wall aqua panelling, there is a shower enclosure with shower curtain on runner, wall hung wash hand basin and w.c. Side facing glazed window. Dome light fitting. Extractor fan.

BATHROOM

Two steps from the Hall lead down to the Bathroom with full wall ceramic tiling. The Bathroom is fitted with a white suite comprising: bath with shower above and shower curtain on rail; pedestal wash hand basin below rear facing glazed window; and w.c. Co-ordinating floor tiles. Dome light fitting.

UPPER HALL

A turned carpeted staircase leads up to the first floor accommodation. On the half landing, there is a large rear facing window fitted with blinds and floor length curtains on wooden rail, flooding the Upper Hall with natural light. Wall mounted light fitting.

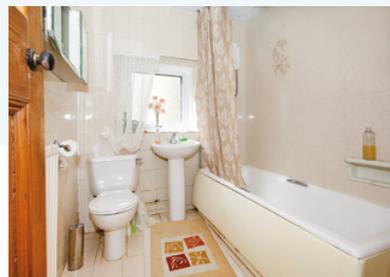
CLOAKROOM

Under stair Cloakroom fitted with wash hand basin and w.c. Extractor fan.

BEDROOM 1

14'5" x 10'8" approx

Spacious and bright Double Bedroom with large front facing window providing pleasant views down the tree-lined street. With ample space for a range of bedroom furniture, the room retains its period features, including deep skirtings and ceiling cornicing. Window fitted with blinds and floor length curtains on wooden rail. Wallpapered. Carpeted.



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BEDROOM 2

14'2" x 11'3" approx

Situated to the rear of the home, this bright good sized Double Bedroom is decorated in neutral toned wallpapering and retains its period features. Window fitted with blinds. Carpeted.

BEDROOM 5

10'2" x 7' approx

A front facing Single Bedroom, ideal as a Child's room or an Office. Wallpapered. Carpeted.

SECOND FLOOR

A turned carpeted staircase leads up to the second floor Bedroom accommodation. Large rear facing velux window providing views over the garden.

BEDROOM 3

12'8" x 12'3" approx

A generously sized Double Bedroom situated to the front of the home enjoying twin windows fitted with blinds and co-ordinating curtains on runners. Built-in wardrobe space accessed by sliding wooden doors and two further built-in storage cupboards with double doors providing excellent storage facilities within the room. Wallpapering. Carpeted.

BEDROOM 4

12'4" x 9'4" approx

The fourth Double Bedroom has a large rear facing window spanning the width of the room. Also benefits from a built-in wardrobe with sliding wooden doors and a further built-in cupboard with double doors. Window fitted with blinds. Lilac painted walls. Carpeted.

OUTSIDE

There is on-street parking available to the front with a residents permit. An area of garden to the front is partially enclosed by low level hedging. A fully enclosed Rear Garden mainly laid to lawn with a colourful array of mature trees, plants and flowers. A paved path leads to the Rear Lane where the Single Garage is situated.

DIRECTIONS

From the west end of Union Street, take the last turning on the right onto Rose Street and continue to the traffic lights to proceed ahead onto Esslemont Avenue. Continue to the end, turning left at the traffic lights onto Rosemount Place. After the next set of traffic lights, turn sharp right onto Mid Stocket Road, and Cairnfield Place is the third street on the right. Number 71 is situated on the left hand side of the road, clearly identified by our for sale sign.

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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