



SELF-CONTAINED GROUND FLOOR APARTMENT

111 GREAT SOUTHERN ROAD
ABERDEEN, AB11 7BH

VESTIBULE
HALL
CLOAKROOM
LOUNGE
FAMILY/DINING ROOM
KITCHEN
3 DOUBLE BEDROOMS
BATHROOM
GAS C.H
D/G/SECONDARY GLAZING
GARDEN
GARAGE



GAVIN BAIN
& COMPANY
Solicitors & Estate Agents



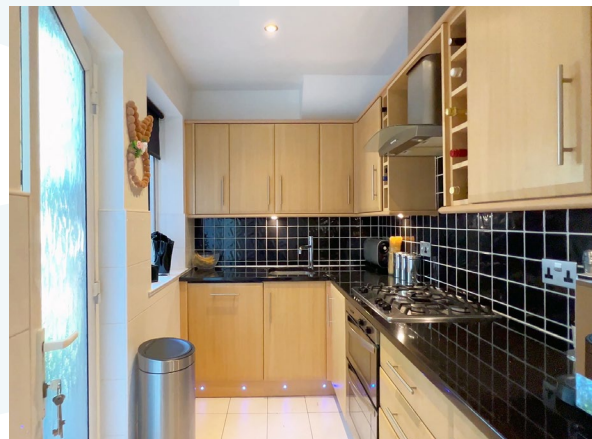
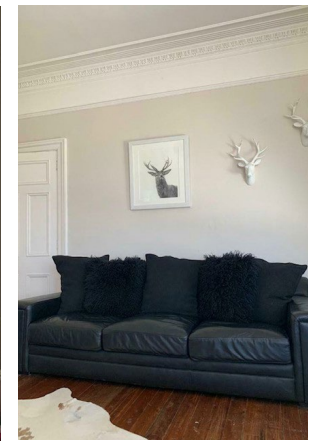
Offers Over

£260,000

We are delighted to offer for sale this superior Three Bedroom, Self Contained Ground Floor Apartment which forms part of an impressive granite building in the much sought after Ferryhill area of the city. Finished to an exceptionally high standard the property perfectly blends the numerous period features including ornate ceiling cornicing, wooden picture rails and panelled doors with stylish modern décor and flooring. The property also benefits from gas fired central heating, with underfloor heating in the dining/family room and kitchen, and double/secondary glazing and a security alarm. Providing excellent family accommodation on one floor this stylish apartment comprises of a spacious and welcoming entrance vestibule and hallway with a cloakroom and two large storage cupboards, one of which has an access hatch to the large basement area which provides superb storage and houses the central heating boiler. The bright and airy lounge has been tastefully presented in neutral tones and is finished with natural wood flooring, of particular note is the corner bay window. Located to the rear of the property the generous family/dining room has been finished with tiled flooring, with underfloor heating and leads through to the good sized, fully fitted kitchen which benefits from granite worksurfaces with integrated drainer and mixer tap, an integrated five burner hob and double oven, fridge and dishwasher and features low level LED lighting and underfloor heating. All three bedrooms are of generous proportions with the master bedroom enjoying a pleasant open aspect to the front of the property by way of a large bay window and benefits from large double fitted wardrobes. The family bathroom has been fully tiled and is fitted with a modern three piece white suite comprising of W.C., wash hand basin with twin mixer taps and bath together with a separate corner shower enclosure fitted with a rainfall fixed shower head and additional adjustable head. Outside the garden to the front of the property has been finished with granite chippings for ease of maintenance which the fully enclosed garden to the rear provides an exclusive area of garden laid to lawn with a raised wooden deck area. To the rear there is a large shared storage outhouse/utility room, an exclusive outhouse and a single garage. Free on street parking is available on Murray Terrace

LOCALITY

Great Southern Road is situated within the sought after Ferryhill area of the city, the subjects enjoy easy access to the many local amenities which are within walking distance including local shops and nursery and primary schools which are close by. Secondary education is catered for in the area and many of the city's private schools are within easy travelling distance. The city centre itself is some five minutes drive from the property and regular public transport is readily available. The Duthie Park with its renowned Winter Gardens is on the doorstep and lovely river walks are also at close by. There is easy access to Anderson Drive and therefore to the main business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen Airport.



VESTIBULE

HALL

CLOAKROOM

LOUNGE

DINING/FAMILY ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

4.49m x 4.19m (14`9" x 13`9") approx

4.74m x 3.50m (15`7" x 11`6") approx

2.94m x 1.82m (9`8" x 6`) approx

5.79m x 4.26m (19` x 14`) approx

3.81m x 3.25m (12`6" x 10`8") approx

3.53m x 2.61m (11`7" x 8`7") approx

3.04m x 1.52m (10` x 5`) approx.

OUTSIDE

The garden to the front has been finished with granite chippings for ease of maintenance. The fully enclosed garden to the rear provides an exclusive area of garden which is laid to lawn with a raised wooden deck area and exclusive storage outhouse together with a shared outhouse/utility room. To the side of the property there is a single garage.

DIRECTIONS

From Union Street proceed onto Holburn Street and continue over the traffic lights and onto the roundabout at Great Southern Road. Carry on along Great Southern Road, straight ahead at the roundabout. Number 117 is on the left hand side of the road indicated by our for sale sign.

VIEWING

By appointment, telephone 07496 010 558 (McCaw).

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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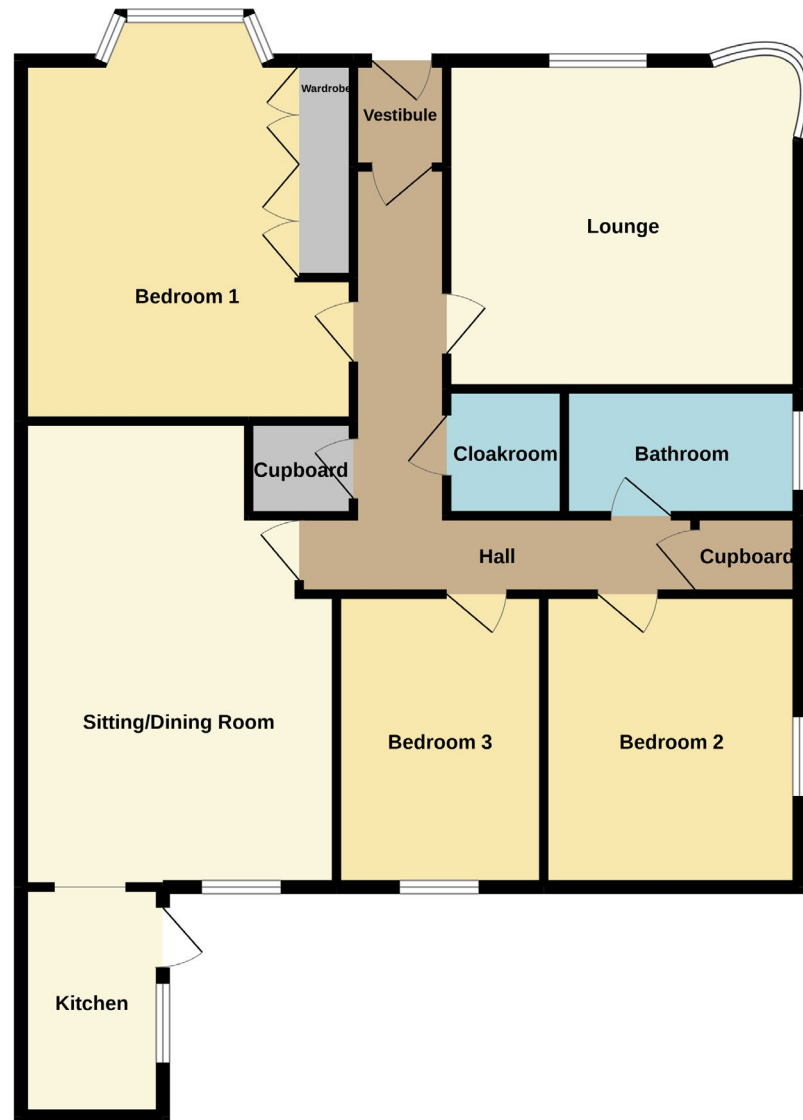
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