



GROUND FLOOR SELF-CONTAINED APARTMENT

137 MID STOCKET ROAD
ABERDEEN, AB15 5LY

VESTIBULE & HALL
LOUNGE
DINING KITCHEN
UTILITY ROOM
2 BEDROOMS
SHOWER ROOM
GCH/DG
GARDENS
PERMIT ON-STREET PARKING



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



Offers Over

£185,000

We are pleased to offer for sale this two bedroom, self-contained, ground floor apartment which enjoys an enviable West End location in the City, close to a variety of local amenities and the bustling thoroughfare on Rosemount. This granite-built home retains a variety of traditional period features to include high ceilings with moulded plaster coving, deep skirting boards, original panelled interior doors, restored original floorboards and recessed alcoves whilst enjoying the modern comforts of a gas fired central heating system with combi boiler, uPVC double glazed windows and back door, and a superfast broadband facility. The neutral décor is enhanced by a combination of practical floor coverings, window blinds, light fittings, all of which are included in the sale together with the integrated appliances and free-standing white goods.

The accommodation comprises: welcoming entrance vestibule and reception hall; elegant front lounge boasting an impressive oak fireplace incorporating a gas living flame fire; superbly appointed kitchen affording ample space for dining and providing direct access to the well equipped utility room and rear garden; two good sized double bedrooms, one benefiting from large fitted wardrobes; and a stylish shower room fitted with contemporary white sanitary ware and smart tiling.

Outside, the garden areas are designed for easy maintenance and provide an ideal space for outdoor relaxation at the rear, whilst there is ample on-street permit parking at the front of the property.

LOCATION

The property enjoys a prime West End location within easy walking distance of Aberdeen City Centre and the wide range of amenities on offer within Rosemount 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

The bright entrance to the home is accessed at the side of the property via a panelled door with glazed fanlight. Built-in electricity meter/fusebox cupboard. Restored original floorboards and matwell. Glazed door to hall.

RECEPTION HALL

Attractive and welcoming hall with painted panelled interior doors and restored original floorboards.

LOUNGE

Elegant and instantly appealing front facing room, the focal point of which is an impressive oak fireplace with cast iron inset and polished marble hearth incorporating a gas burning coal effect fire. Traditional features include a high ceiling with moulded plaster coving, recessed alcoves either side of the fireplace, and restored original floorboards. Ornate metal candelabra light fitting controlled by dimmer switch. Television aerial point with satellite connection.

4.6m x 4.19m (15'1" x 13'9") approx

DINING KITCHEN

Superbly appointed kitchen affording ample floor space for dining table and chairs, equipped with a comprehensive range of oak, shaker style cabinets complemented by brushed steel handles, under-unit lighting, and contrasting black work surfaces. Quality built-in appliances to remain include a 4-burner gas hob with chimney style extractor canopy above, double electric oven/grill below, and recessed American-style fridge/freezer. Built-in cupboard housing central heating boiler. Telephone point. Ceramic floor tiles.

5.03m x 2.97m (16'6" x 9'9") approx

UTILITY ROOM

Conveniently located off the kitchen and fitted with base and wall units, worktop accommodation, and sink with tiled splashback. Integrated washer/dryer and dishwasher. Side facing window. Ceramic floor tiles.

1.98m x 1.68m (6'6" x 5'6") approx

DOUBLE BEDROOM 1

Spacious double bedroom located to the front of the home which affords ample floor space to accommodate a range of free standing furniture. Dimmer control switch. Restored original floorboards.

4.27m x 2.92m (14'10" x 9'7") approx

DOUBLE BEDROOM 2

Charming second bedroom, meantime used as a home office, with side facing window and restored original floorboards.

2.97m x 2.74m (9'9" x 9') approx

SHOWER ROOM

Fitted with contemporary, white sanitary ware, comprising: wc; wall mounted wash hand basin; and glazed shower enclosure. Contrasting black wet-wall splashback panelling. Mirror-fronted medicine cabinet above the wash basin. Chrome ladder style radiator. Opaque glass rear facing window with deep display sill. Ceramic floor tiles.

OUTSIDE

The front garden is enclosed by a high hedge which provides a good degree of privacy from the street, and laid in easily maintained granite chips. A secure wooden gate at the side provides access to the delightful walled garden at the rear which is fully enclosed and enjoys a particularly sunny aspect. Exclusively owned area laid in granite chips and shared drying green. Cellar and shared wash-house.

DIRECTIONS

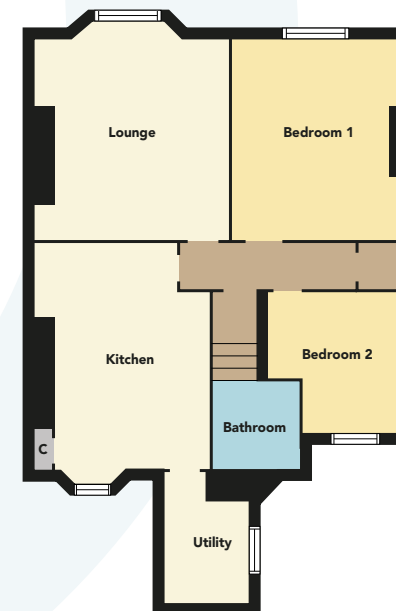
From the West End of Union Street continue onto Alford Place and Albyn Place. At the Queens Cross roundabout take the third exit onto Fountainhall Road and continue to the end where turn right onto Kings Gate. Turn left onto Beechgrove Avenue then left again onto Mid Stock-et Road where the property is located a short distance ahead on the left hand side of the road.

VIEWING

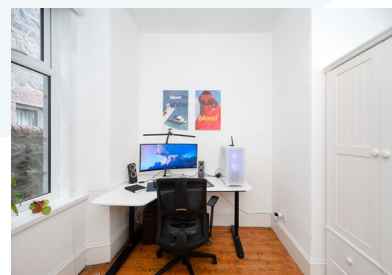
Contact Selling Agents

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.



Floorplans are indicative only - not to scale
Produced by Plushplans



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