



## GRANITE DETACHED DWELLINGHOUSE

19 ASHLEY ROAD  
ABERDEEN, AB10 6RU

RECEPTION HALL

CLOAKROOM

LOUNGE/KITCHEN/DINER

4 DOUBLE BEDROOMS

BATHROOM

GCH/UPVC DG

GARDEN

OFF-STREET PARKING



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



Offers Over

**£370,000**

We are pleased to offer for sale this charming, four bedroom, detached granite dwellinghouse which enjoys a prime location in a popular West End street, within short walking distance of the City Centre. Offering a generous level of accommodation spanning two floors this ideal family home benefits from the comforts of a gas fired central heating system, fully double glazed windows, an intruder alarm system, and convenient off-street parking at the front. Most rooms boast high ceilings with plaster coving and traditional features include pitch pine panelled interior doors, a feature fireplace with decorative tiled inset incorporating an open fire, and a cast iron wood burning stove with oak mantle in the lounge accommodation. The whole of the ground floor is floored in a warm oak laminate with co-ordinating skirting boards, whilst upstairs the rooms are carpeted. The property is accessed via a welcoming hall with modern cloakroom/toilet. To the front of the property is a generously proportioned double bedroom, with focal fireplace, and a range of tall fitted wardrobes which offer generous hanging and shelving facilities. This room could also be used as a formal lounge. A fabulously spacious open-plan lounge/kitchen/diner is located to the rear of the home and offers a perfect area for everyday family living, or large social gatherings. The comfortable lounge area benefits from a large built-in cupboard and features recessed alcoves with in-built lighting, and an aerial for a wall mounted TV. The dining area is light and airy with natural light flooding through the many windows which span the length of a side facing wall and on the roof, whilst bi-fold doors open directly onto the rear garden. Completing the ground floor accommodation is the stylish galley-style kitchen which is equipped with an array of white high-gloss cabinets, complemented by under-unit and floor plinth lighting, brushed steel handles, contrasting work surfaces and splashbacks. Quality integrated appliances include a 5-burner gas hob with overhead chimney-style extractor canopy, two eye-level electric ovens with grill, fridge/freezer, and dishwasher; whilst the washing machine is free-standing. A curved wooden staircase with open spindle balustrade and carpet runner ascends from the hall to the first floor where there are two large double bedrooms, each offering ample floor space to accommodate a range of free-standing furniture. Completing the accommodation is the bright bathroom fitted with contemporary white sanitary ware including a circular counter-top wash basin, and mains over-bath shower. There is convenient off-road parking for 2 vehicles at the front of the property and a border filled with colourful plants and shrubs adds a welcome splash of colour. A wooden gate and paved path at the side offer access to the walled rear garden which is laid to lawn with well stocked borders. Family homes in this location are much sought after, and interior viewing is essential!

## LOCALITY

Located in the heart of Aberdeen's vibrant West End, close to a variety of independent retailers, popular hotels, reputable restaurants and wine bars, the property is within a short walk of the City Centre. There are a wide and varied range of amenities on offer close by, which include reputable primary and secondary schools, leisure activities, and public transport links. The main arterial route through the City is also close at hand ensuring ease of access to the hospital complexes, oil related offices, leisure and retail outlets at Bridge of Dee and beyond.

## RECEPTION HALL

### CLOAKROOM

### DOUBLE BEDROOM 4

### LOUNGE

### DINING ROOM:

### KITCHEN:

### FIRST FLOOR

### DOUBLE BEDROOM 1

### DOUBLE BEDROOM 2

### DOUBLE BEDROOM 3

### BATHROOM

4.52m x 4.27m (14'10" x 14') approx

6.77m x 4.39m (22'2" x 14'5") approx

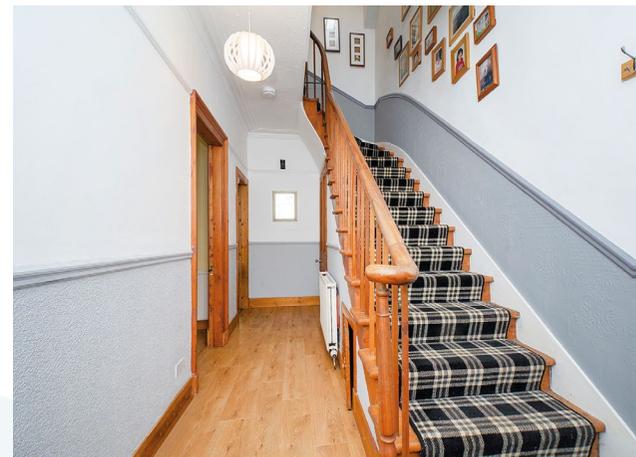
6.27m x 3.56m (20'7" x 11'8") approx

5.87m x 2.39m (19'3" x 7'10") approx

4.47m x 4.27m (14'8" x 14') approx

4.72m x 4.27m (15'6" x 14') approx

3.5m x 2.29m (11'6" x 7'6") approx





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## OUTSIDE

The front of the property is laid in tarmac and provides convenient off-street parking for 2 vehicles, and a raised bed hosting a mature tree and a variety of flowering plants and shrubs provides a welcome splash of colour. A wooden gate and paved path at the side offer access to the walled rear garden which is laid to lawn with well stocked borders filled with colourful shrubs and plants. Stone-built outhouse housing a tumble dryer. Outside lighting.

## DIRECTIONS

From the west end of Union Street proceed ahead onto Albyn Place and then onto Queens Road. At the Queens Cross roundabout take the first exit onto St. Swithin Street, then at the traffic lights continue ahead onto Ashley Road where number 19 is clearly identifiable on the right 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.



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