



SELF-CONTAINED GROUND FLOOR APARTMENT

35 CAIRNFIELD PLACE
ABERDEEN, AB15 5ND

ENTRANCE VESTIBULE
HALL
LOUNGE
DINING ROOM
KITCHEN
TWO DOUBLE BEDROOMS
BATHROOM
GAS CH/DG
FRONT & REAR GARDENS
SHARED DRYING GREEN



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



Offers Over

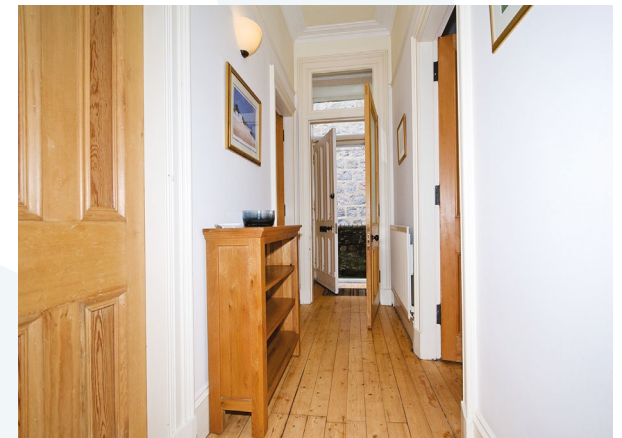
£185,000

We are delighted to offer for sale this two bedroomed self-contained ground floor apartment, which enjoys a prime West End location within a sought-after residential area. Offering a generous level of accommodation within a well maintained granite building, the apartment is attractively presented throughout and complimented by many period features, including original pine wood panelled interior doors, picture rails, ceiling cornicing, ceiling roses, deep skirtings and restored original wooden flooring. Also enjoying the comforts of a gas central heating system recently upgraded in April 2017, uPVC double glazed windows and also a recently fitted Smart meter, and the accommodation comprises; Entrance Vestibule and Hall, elegant Lounge with feature fireplace, rear facing Dining Room which gives access to the fully fitted and equipped Kitchen, an uPVC door leads from the Kitchen out to the Rear Garden, two generously sized Double Bedrooms both with the benefit of built-in wardrobe space, and rear facing Bathroom fitted with a three piece white suite. Outside there is an exclusive Front Garden, and exclusive areas to the rear with a shared drying green. On street parking available with a permit. Viewing is recommended to appreciate this well presented charming property, and included in the sale is all window blinds and curtains, and all appliances within the Kitchen.



LOCALITY

Cairnfield Place is a quiet, tree-lined street, located off Mid Stocket Road, enjoying a prime West End location within easy walking distance of the University Medical School and a wide range of amenities in the bustling Rosemount area of the City, as well as the City Centre. These include a variety of artisan shops, cafes, wine bars, the picturesque open spaces at Westburn and Victoria parks, and also the hospital complexes at Cornhill and Foresterhill (Aberdeen Royal Infirmary). Public transport links are also readily available, as well as the property being in close proximity to Aberdeen's main arterial route which facilitates easy access to most other areas of the City and surrounding suburbs.



ENTRANCE VESTIBULE

A traditional hardwood entrance door with fan-light above leads into the Vestibule, providing access into the Hall through a wooden glass panelled interior door. Original wooden flooring. Alarm panel. Ceiling coving. Wall mounted light fitting. Matt well providing access to insulated cellar.

HALL

The welcoming Entrance Hall provides access to all accommodation within the apartment through original pine wood panelled interior doors. The hall displays many period features including restored original wooden flooring, picture railing, ceiling cornicing and deep skirtings. Large built-in shelved storage cupboard. Wall mounted light fittings. Smoke detector.

LOUNGE

15'4" x 14'5" approx

Elegant front facing Lounge with large window dressed with roman blinds and full length quality lined curtains on cream wooden rail. This particularly bright room is attractively presented with neutral décor and carpeting with one wallpapered feature wall, and enhanced by the many period features within the room including picture rail, ceiling cornicing, large ceiling rose and deep skirtings. Focal point to the room is the fireplace with coal effect gas fire with ceramic surround/hearth and pine wood mantle. Two alcoves either side of the fireplace. Chandelier light fitting with dimmer switch. Multiple TV points.

DINING ROOM

16' x 11'0" approx

Rear facing Dining Room with access into the Kitchen. This room is ideal for

formal dining and also an additional public room for relaxing. The period features are continued within this room with the original wooden flooring, ceiling cornicing and ceiling rose fitted with ornate chandelier light fitting. Further co-ordinating wall mounted light fittings. Extensive wall mounted shelving, with further shelving in built-in cupboard. The large window overlooks the rear garden, and is fitted with full length lined curtains on wrought iron rail.

KITCHEN

12'2" x 6'6" approx

Rear facing bright Kitchen fitted with light wood base units, co-ordinating laminate worktops and tiled splashbacks, and also fitted with a range of built-in storage cupboards and shelving. Fully equipped with a new slot-in Beko oven and 4 burner gas hob replaced in September 2016, free standing Hotpoint washing machine with integrated dryer replaced in May 2016 and stainless steel sink with drainer. Wall mounted Vokera boiler replaced April 2017. White goods can be included in the sale. The Kitchen benefits from two side facing windows fitted with blinds, and an uPVC part glazed door with secure locking system out to the Rear Garden. Wooden laminate flooring. Smoke and CO2 detectors.

BEDROOM 1

14'4" x 10'6" approx

Situated to the front of the property, generously sized Double Bedroom with large window dressed with full length lined curtains on rail. This bright Bedroom has a built-in shelved cupboard, which houses the fuse box and electric meter, and there is also ample space for free standing storage furniture within the room. Fresh neutral décor complimented by the original floorboards, picture railing and ceiling cornicing. Wall mounted light fittings. TV point.



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BEDROOM 2

10'10" x 9'3" approx

Second Double Bedroom of good size, with window out to the side of the property. Again this Bedroom benefits from built-in wardrobe space accessed by partially mirrored sliding doors, and providing excellent hanging and shelving space. Also features fresh neutral décor, with window dressed with roller blind and curtains on rail. Period features include picture railing, ceiling corning and deep skirtings. Three wall mounted light fittings. TV point.

BATHROOM

13'0" [into door] x 4'6" approx

Rear facing Bathroom on split level, fitted with a three piece white Roca suite, comprising; wash hand basin with chrome mixer tap set within vanity unit and storage beneath, wc and bath with chrome new mains shower above (installed 2016) and glass shower screen. Full wall tiling behind bath with tiling to dado height around the remainder of the suite. Wall mounted mirrored cabinet above wash hand basin. Upright heated towel rail. Roller blind fitted to window. Wooden laminate flooring. Several spotlights. Fan.

OUTSIDE

Exclusive Front Garden enclosed with wrought iron fencing, with a range of mature shrubbery. Walled Rear Garden with exclusive areas laid to lawn and extensive range of colourful flowers and plants, and a shared drying green. Air raid shelter which can be removed. On street parking available with a parking permit. Small individual washhouse for storage and shared wash house.

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 35 is situated 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.



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