



HIGHLY DESIRABLE WEST END DWELLINGHOUSE

98 KINGS GATE
ABERDEEN, AB15 4EP

VESTIBULE & HALL
LOUNGE
KITCHEN/DINING ROOM
FAMILY ROOM
UTILITY ROOM
MASTER BEDROOM/EN-SUITE
3 DOUBLE BEDROOMS
2 BATHROOMS
GCH/DG
INTRUDER ALARM
GARDENS & DRIVEWAY



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



Offers Over

£410,000

We are delighted to offer for sale this highly desirable, detached dwellinghouse which enjoys a slightly elevated position from street level in the West End of the City. Extended to the rear and offering a spacious level of family-sized accommodation spanning two floors, this substantial granite-built home enjoys a particularly light and airy ambience where an abundance of natural light is drawn through the large windows. Benefits include gas fired central heating, full double glazing, an intruder alarm system, satellite TV connectivity, and a super-fast Broadband facility.

Cleverly combining traditional features with contemporary style, the tasteful decor is enhanced by a combination of co-ordinating floor coverings, light fittings, and bespoke window blinds which are included in the sale. Stained glass detailing, high ceilings with moulded plaster coving, a feature fireplace and ceiling rose in the lounge, dado and picture rails, bay-style windows and original panelled doors are some of the charming features, whilst wall mounted TVs, floor-to-ceiling mirror-fronted wardrobes, and a fabulous open-plan kitchen/dining room create a modern feel.

The home is accessed at the front via a bright vestibule and reception hall where stylish herringbone design 'Kardean' flooring extends through the hall and into the kitchen/dining room, and a large under-stair cupboard with light, coat hooks and hanging rail houses the electricity meter and fusebox. The instantly appealing lounge is front facing, a comfortably proportioned and tastefully presented room with its central fireplace with gas living flame fire providing a pleasing focal point. Across the hall is the superbly appointed kitchen/dining room, a simply stunning open-plan room which forms the "hub" of the home, ideal for everyday family living as well as large social gatherings. Designed and installed to a high standard by Bon Accord Kitchens in 2019, the kitchen area boasts an array of sleek handleless cabinets in a pale grey coloured matt finish. Complemented by marbled natural stone work surfaces with inset stainless steel sink with 'Quooker' boiling tap and smoked glass splashback, an impressive central island combines deep drawer storage, an induction hob with recessed ceiling extractor above, and informal dining facilities. Other high-end appliances include 'Siemens' eye-level fan-assisted and combination microwave ovens; and a recessed 'Samsung' American-style fridge/freezer which is available by separate negotiation. The dining area overlooks the front of the property and can comfortably accommodate a large table and chairs. Off to the rear of the kitchen is the family room which enjoys a lovely outlook over the rear garden and features full height windows and a glass door offering direct access to the garden. Adjacent to this room is a convenient utility room which houses the central heating boiler and is fitted with base, wall and larder cabinets, worktops and sink. A traditional clothes pulley is attached to the ceiling and a partially glazed door opens into the garden. Returning to the hall there is access to the spacious master bedroom, a rear facing room which benefits from a triple mirror-fronted wardrobe, and enjoys the luxury of an en-suite shower room fitted with traditional white sanitary ware, a quadrant shower enclosure with etched glass doors and mains shower. Ceramic tiles are fitted to the floor and to dado height on the walls, with an opaque side facing window flooding the room with natural light. Completing the ground floor accommodation is a lovely bathroom featuring a traditional white 3-piece suite with tap mixer shower, wall mirrors, shaver socket, glass display shelf and co-ordinating accessories. A turned, carpeted staircase with fixed handrail ascends to the first floor where there are two further good sized double bedrooms, each affording floor space for free-standing furniture. One of these rooms benefits from a triple mirror-fronted wardrobe, and the other has access to a spacious eaves cupboard which provides convenient storage for larger items and houses the water cylinder. The family bathroom is fitted with white sanitary ware, comprising: wc; wash basin on pedestal; corner bath; and glazed shower enclosure with mains shower. The splashback areas are tiled and the floor is laid in vinyl, whilst an oval wall mirror, glass display shelf, and coordinating accessories complete the look. Outside, the garden grounds are well established and host a wide variety of colourful trees, shrubs and plants which ensure year-round colour. The delightful walled garden at the rear enjoys a particularly private aspect, and there is convenient off-road parking on a loc bloc driveway at the front.

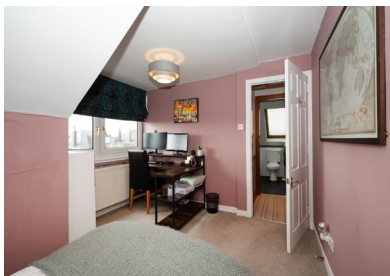
Interior viewing is essential to fully appreciate the convenient West End location, superb family-sized accommodation, and private outdoor space on offer at this most desirable property.

LOCALITY

The property enjoys a prime West End location which is within easy reach of the City Centre either on foot, by car, or via public transport. A wide range of amenities are on offer nearby including local shops serving everyday needs, Tesco and Lidl supermarkets, reputable primary and secondary schools, and fashionable hotels with popular restaurants and wine bars. The golf courses, woodland trails and picturesque open spaces at Hazlehead are within an easy walk of the property, whilst one of the City's main arterial route is easily accessible and facilitates a quick route to Aberdeen Hospitals Complex, Aberdeen International Airport, and the business parks at Hill of Rubislaw, Kingswells and Westhill.

Entrance Vestibule	1.62m x 1.24m (5'4" x 4'1") approx	Master Bedroom	5.13m x 3.15m (16'10" x 10'4") approx
Reception Hall		En-Suite Shower Room	
Lounge	4.39m x 4.04m (14'5" x 13'3") approx	Bathroom	2.16m x 2.01m (7'6" x 6'7") approx
Kitchen/Dining Room	8.55m x 3.85m (28' x 12'7") approx	First Floor	
Family Room	3.61m x 3.56m (11'10" x 11'8") approx	Bedroom 2	3.86m x 3.1m (12'8" x 10'2") approx
Utility Room	3.53m x 1.68m (11'7" x 5'6") approx	Bedroom 3	3.66m x 3.43m (12' x 11'3") approx
		Family Bathroom	3.12m x 2.13m (10'3" x 7') approx





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OUTSIDE

A loc bloc driveway at the front of the home provides convenient off-road parking for 2 vehicles. Raised rockeries and flower beds are planted with a variety of colourful bulbs, plants and heathers which add a welcome splash of colour. A metal gate and paved path at the side provide access to the large walled rear garden which enjoys a high degree of privacy with a split-level paved patio offering an ideal spot for outdoor relaxation and al fresco dining. The mature lawn is surrounded by well stocked borders which provide a carpet of vibrant colour and outhouses include a wooden shed, greenhouse, rustic log cabin and wooden studio with power supply. Rotary clothes dryer, external lighting and water tap.

DIRECTIONS

From the West End of Union Street travel ahead at the traffic lights and proceed to the Queens Cross roundabout where take the third exit onto Fountainhall Road. At the end turn left onto Kings Gate where number 98 is located near the top of the hill on the right hand side of the road, clearly identifiable by our For Sale sign.

VIEWING

Tel 07498 286311

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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