



## 33 Hosefield Avenue, Aberdeen AB15 5NN

Offers over £275,000

FOUR/FIVE BEDROOM DOUBLE UPPER APARTMENT IN A DESIREABLE LOCATION, WITH SINGLE GARAGE TO REAR.

Stronachs



# 33 Hosefield Avenue, Aberdeen AB15 5NN

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this FOUR/FIVE BEDROOM DOUBLE UPPER APARTMENT in a desirable west end location. Benefitting from gas central heating and full double glazing, this is a super and spacious home with gardens to rear, and Single Garage with rear lane access. The light and airy accommodation comprises, on the first floor: Entrance Hall; beautiful Lounge with feature fireplace to front; Dining Room; Kitchen (with stairs leading down to back garden); Sitting Room/Bedroom; Bathroom; and Master Bedroom. Carpeted stairs lead to the upper floor, with two further Double Bedrooms, Bedroom/Study; and Shower Room.

Hosefield Avenue is situated just off Midsocket Road, within walking distance of the city centre, and particularly convenient for access to the excellent range of shops and other facilities within Rosemount. The property is in the catchment area for Mile End Primary School and Aberdeen Grammar School. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex and the main ring road to both the north and south of the City.

## ENTRANCE & HALLWAY



Accessed via solid wooden door to front, with traditional tiled flooring. Carpeted stairs lead to the first floor landing, accessed via part glazed door. With high ceilings, and stripped wooden doors and internal skirtings, there is a ceiling light fitting and smoke alarm on the landing, with further carpeted stairs to the upper floor accommodation.

## LOUNGE 13' 8" X 13' 6" (4.17M X 4.11M)



Spacious light and airy Lounge, freshly decorated in neutral tones with newly laid carpeting. Large window to front provides natural light and highlights the traditional features of cornicing, skirtings and feature fireplace in wooden surround. Shelved recesses flank either side of the chimney breast. Ceiling light fitting, central heating radiator, and television point.

## DINING ROOM 13' 7" X 11' 3" (4.14M X 3.43M)



Good-sized Dining Room with window to rear overlooking the garden and city rooftops. Neutrally decorated with complementing laminate flooring, there is a large store cupboard with lighting. A door leads to the Kitchen. Ceiling light fitting and central heating radiator.

## KITCHEN 12' 3" X 7' 5" (3.73M X 2.26M)



Accessed off the Dining Room, with window to side and rear providing excellent natural light. Fitted with a range of wall and base units with complementing work surfaces and splashback. Inset sink and mixer tap, and space for washing machine, fridge, and cooker. Inset downlights and central heating radiator. Steps lead down to the back door and access to the garden.

### SITTING ROOM/BEDROOM 12' 6" X 9' 5" (3.81M X 2.87M)



Currently used as a Sitting Room, this versatile room could be used as a Bedroom, with window overlooking the garden to rear. Telephone and television points. Ceiling light fitting and central heating radiator.

### MASTER BEDROOM 13' 2" X 12' 0" (4.01M X 3.66M)



Large Master Bedroom, with window to front and again decorated in neutral tones. There is ample room for a range of free standing furniture. Ceiling light fitting and central heating radiator.

### BATHROOM 12' 6" X 4' 3" (3.81M X 1.30M)

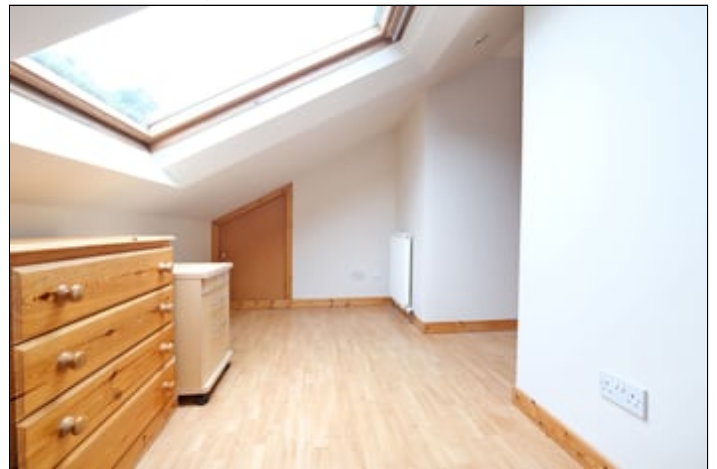


Fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Inset ceiling downlighters. Window to rear and chrome ladder style central heating radiator.

### UPPER FLOOR

Carpeted stairs lead from the first floor landing to the upper floor accommodation. High level storage and inset lighting. Smoke alarm.

### BEDROOM/STUDY 15' 0" X 10' 0" (4.57M X 3.05M)



Laid with laminate flooring, with velux window to rear, this room is currently used as a Study but could be a Single Bedroom. Wall lights and central heating radiator.

### SHOWER ROOM 11' 8" X 6' 6" (3.56M X 1.98M)



Good-sized room fitted with a three piece suite comprising wash hand basin, toilet pedestal and corner shower cubicle. A large velux provides natural light. Inset downlighters and central heating radiator.

### BEDROOM 13' 7" X 9' 2" (4.14M X 2.79M)



Large Double Bedroom with window overlooking the garden to the rear. Ceiling light fitting, central heating radiator, built-in wardrobe recess. Ceiling light fitting and central heating radiator.

### BEDROOM 12' 9" X 9' 7" (3.89M X 2.92M)



Further Double Bedroom, again overlooking the garden to the rear and again with built-in wardrobe recess. Ceiling light fitting and central heating radiator.



## EXTERNAL



The garden to the rear is partly shared with some exclusive areas, including patio area in to the rear of the garage. There is also a shared wash house and exclusive coal cellar. The GARAGE has pedestrian access to the garden or rear lane vehicular access.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with any integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom and Shower Room.

**COUNCIL TAX BAND - E**

**EPC BANDING - C**







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