



47 Queens Road, Aberdeen AB15 4YP

Offers over £214,500

TWO BEDROOM SELF CONTAINED GARDEN APARTMENT, A HIDDEN HAVEN IN THE WEST END, WITH PARKING, PRIVATE PATIO AND SHARED SOUTH FACING GARDEN

Stronachs

47 Queens Road, Aberdeen AB15 4YP

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Viewing: Contact Selling Agents on 01224 626100 or Sellers direct on 07889 263539 / 07714 781573

We are delighted to bring to the market this well presented TWO BEDROOM SELF CONTAINED GARDEN APARTMENT. Tastefully decorated throughout in neutral shades, with complementing flooring, this stylish apartment is deceptively spacious with a lovely exclusive patio to the rear and well tended shared garden. Of appeal is the allocated off-street parking space. Accessed via steps to the side of the main building on Queens Road, the property benefits from gas central heating and full double glazing. The accommodation comprises: Entrance Vestibule; Inner Hall; light and airy Lounge; Kitchen/Dining Room with patio doors to garden; most generous Master Bedroom; second Bedroom; and Bathroom. This property is being sold with all furniture, white goods, light fittings and window dressings included making this a superb first time purchase or investment opportunity.

Queen's Road is a wide tree-lined street in the heart of the west end and ideally located for ease of access into the city centre. Good schools serve the area along with a number of private schools located close by. The area boasts several highly regarded restaurants within easy walking distance of the property, and the ring road providing easy access to the north and south of the city is only a short distance away. The area is well served by regular public transport.

ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door to the side of the property, there is a further glazed door which leads to the Inner Hall and in turn the open plan Dining Room/Kitchen. Inset downlighters and central heating radiator.

LOUNGE 15' 2" X 14' 4" (4.62M X 4.37M)



This light and airy Lounge has two picture windows to the rear overlooking the garden and ensuring this room is bathed in natural light. Laid with quality flooring, with high ceilings and cornicing, central heating radiator and ceiling light fitting. Attractive cast iron surround with gas fireplace on polished granite base. Television and telephone points.

KITCHEN/DINING ROOM 28' 8" X 10' 0" (8.74M X 3.05M)



This superb space is again light and airy, thanks to the glazed double patio doors to the rear which lead directly to the patio and garden. The Kitchen is fitted with a range of wall and base units with complementing work surfaces and splashback. The appliances include double oven, 5-burner gas hob with hood over, washing machine, dishwasher, integrated Quooker Hot Tap and American style fridge freezer with filtered water and ice maker/dispenser. Recessed display shelving The Dining area is spacious with ample room for dining table and chairs, inset downlighters and central heating radiator. There is a generous store with power and light which houses the tumble drier, electric fuse box and extensive shelving. This room also has an additional shelved, storage cupboard.

DINING AREA



MASTER BEDROOM 16' 2" X 14' 4" (4.93M X 4.37M)



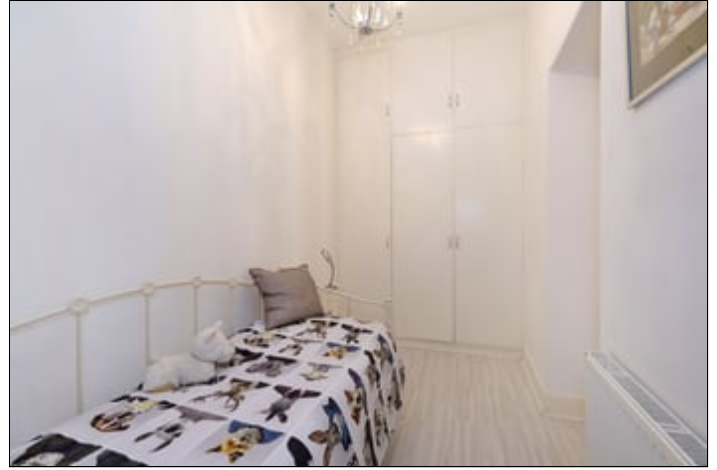
This beautiful room is a super size, with windows to both front and side allowing natural light and highlighting the quality flooring. There is abundant space for Bedroom furniture here with wall to wall deep wardrobes allowing excellent hanging and shelf storage with sliding mirrored doors. Ceiling light fitting and central heating radiator.

BATHROOM 9' 6" X 6' 4" (2.90M X 1.93M)



Partially tiled and fitted with a four piece suite comprising wash hand basin in vanity, toilet pedestal, bath and separate shower cubicle. Inset downlighters, extractor fan and chrome ladder style radiator.

BEDROOM 2 11' 3" X 6' 7" (3.43M X 2.01M)



With window to side, again tastefully decorated with a discreet wash hand basin in vanity unit. Ceiling light fitting and central heating radiator. Wall to wall wardrobes with excellent hanging and shelf storage and additional storage above.

EXTERNAL



The property is accessed via a staircase to the side of the main building, which is just before Malmaison Hotel. There is a private and exclusive patio area which is a haven for enjoying the warmer weather, as well as shared drying green and south facing garden to the rear which is very well maintained and planted with a huge variety of mature plants and trees offering a high degree of privacy. There is an exclusive parking space at the front of the property.

EXTRAS



The property is to be sold as seen, to include all furniture, white goods, light fittings and window dressings and other items under request.

COUNCIL TAX BAND - E

EPC BANDING - D



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