



67 Fountainhall Road, Aberdeen AB15 4EU

Offers over £475,000

END TERRACED GRANITE TOWNHOUSE ON THREE FLOORS, IN NEED OF UPGRADING THROUGHOUT, IN A MUCH SOUGHT AFTER LOCATION

Stronachs

67 Fountainhall Road, Aberdeen AB15 4EU

Offers over £475,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this FIVE/SIX BEDROOMED END TERRACED GRANITE DWELLINGHOUSE, located in a much sought after West End Location. This Category C Listed building would benefit from modernisation throughout but represents an ideal opportunity to combine old and new and create a fantastic forever home with all the modern conveniences and yet traditional features throughout. Benefitting from gas central heating and double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Lounge to front; formal Dining Room; Dining Kitchen; Utility Room; Garden Room; Rear Hall; Bathroom; and Sun Room. Stairs from the Kitchen lead to the old maids quarters, separated into two rooms with Store. There are four Bedrooms and Bathroom on the first floor; and further Bedroom and Shower Room on the top floor. With excellent storage throughout, there are well stocked gardens to front and rear; with Double Garage and original Single Garage, both with rear lane access. It is rare for properties like these to come on the market and as such early viewing is recommended.

Fountainhall Road is located in the prime west end of the city with an excellent range of amenities nearby including local speciality shops, regular public transport and a range of popular restaurants, bars and hotels. The property is within a short walk of the Aberdeen Royal Infirmary and is also well placed for the business communities on Carden Place, Albyn Place and Queens Road. The main ring road is within easy reach. Within the catchment area for Mile End Primary School and Aberdeen Grammar, there are also a number of private schools in the area.

ENTRANCE VESTIBULE & RECEPTION HALL



Accessed via wooden double doors to front, with further internal door with etched glasswork leading to the Reception Hall. Traditional wooden panelling and matwell. The Reception Hall is very spacious and has high ceilings, cornicing, ceiling light fitting and traditional style radiator. A window to front allows

borrowed light. Understairs storage cupboard with power and light.

LOUNGE 21' 6" X 14' 7" (6.55M X 4.45M)



Generous Lounge with corner bay window to the front of the property, again with high ceilings, cornicework and deep skirtings. Coal fireplace, marble hearth with wooden surround. Ceiling light fitting, central heating radiator, and television point. Recesses flank either side of the chimney breast.

FORMAL DINING ROOM 20' 0" X 14' 0" (6.10M X 4.27M)



Most generous Dining Room, with access from both the Reception Hall and the Dining Kitchen. Windows to the side bathe the room in natural light. 'Baxi' gas fire. Ceiling light fitting, central heating radiator, cornicing and deep skirtings.

DINING KITCHEN 20' 0" X 11' 8" (6.10M X 3.56M)



Fitted with a range of wall and base units with complementing work surfaces, two windows to the side allow natural light and another provides borrowed light from the Sun Room. There is ample space for dining table and chairs and recesses house the fridge and freezer. Five point gas hob and cooker, two ceiling light fittings and central heating radiator. A door leads to the Utility Room, and a further door conceals stairs to the former maids quarters.

MAIDS QUARTERS

Stairs up from the Dining Kitchen, with skylight window, lead to the former Maids Quarters, which comprise landing area with skylight over and large store/wine room, and two further Rooms.

ROOM 1 21' 6" X 12' 0" (6.55M X 3.66M)



Large Room with twin windows to the side providing natural light, and additional window to the rear overlooking the garden. Sink and mixer tap. Ceiling light fitting with dimmer control.

ROOM 2 12' 0" X 11' 4" (3.66M X 3.45M)



Good sized room with window to side and cupboard over the stairs. Ceiling light fitting.

UTILITY ROOM 11' 2" X 9' 0" (3.40M X 2.74M)



Accessed from the Kitchen, a door allows access to the garden grounds. Window to side providing natural light. Ceiling light fitting, wash hand basin. Double part glazed doors provide access to the Garden Room.

GARDEN ROOM 12' 0" X 11' 7" (3.66M X 3.53M)



Accessed from the Utility Room, this versatile room has patio doors leading to the rear garden. Four ceiling light fittings and central heating radiator.

REAR HALL

Leading from the Reception Hall, there are cupboards with louvre doors allowing hanging and shelf storage. Ceiling light fitting and central heating radiator.

BATHROOM 9' 8" X 6' 0" (2.95M X 1.83M)

Partially tiled and fitted with a coloured three piece suite comprising wash hand basin in vanity, toilet pedestal and bath. Window to rear. Ceiling light fitting, heated towel radiator.

SUN ROOM 12' 7" X 8' 9" (3.84M X 2.67M)



With a bank of windows and part glazed door to the rear, leading to the garden, this is a super addition to this already generous home.

UPPER FLOOR

An imposing staircase with carpeted stairs leads to the upper floor landing, with curved handrail and ornate balustrades. Ceiling light fitting and central heating radiator.

BEDROOM 1 18' 5" X 12' 9" (5.61M X 3.89M)



Generous Master Bedroom with bay window to front allowing natural light to flood the room. Cornicing, deep skirtings, two ceiling light fittings and traditional central heating radiator. Fitted wardrobes providing excellent hanging and shelf storage.

BATHROOM 9' 0" X 7' 0" (2.74M X 2.13M)



Partially tiled and fitted with a coloured three piece suite comprising wash hand basin, bath and toilet pedestal. A window to side provides natural light. Ceiling light fitting and heated towel radiator.

BEDROOM 2 13' 8" X 12' 1" (4.17M X 3.68M)



Large Double Bedroom with window to side, and traditional cornicing and deep skirting. Wash hand basin. Ceiling light fitting and central heating radiator.

BEDROOM 3 13' 8" X 12' 5" (4.17M X 3.78M)



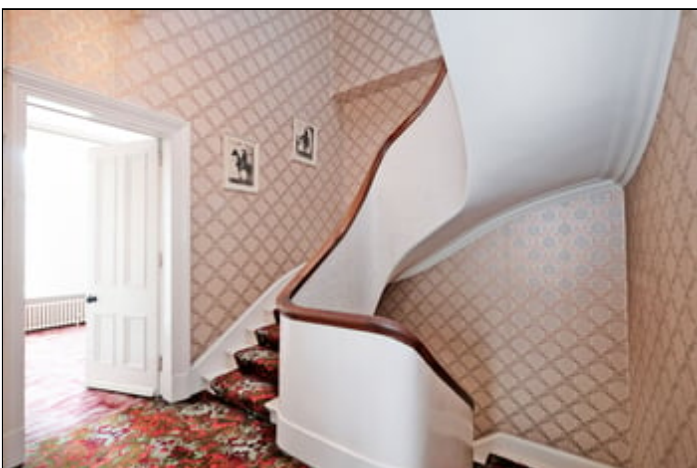
Third Bedroom, with window overlooking the garden to rear. Traditional central heating radiator and cornicing. Ceiling light fitting.

BEDROOM 4/STUDY 12' 5" X 11' 2" (3.78M X 3.40M)



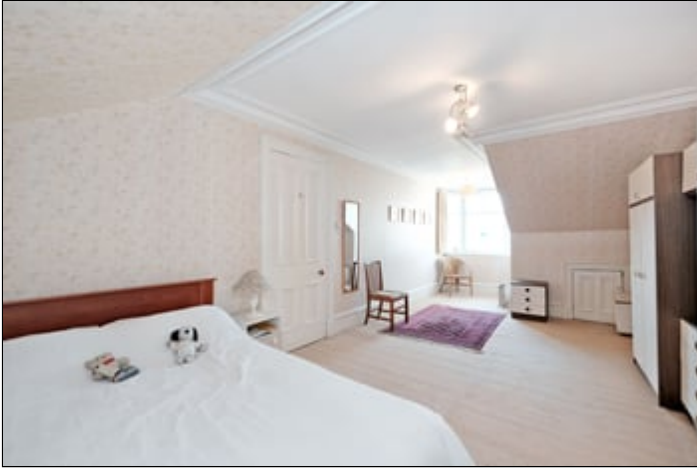
Situated to the front of the property, this Single Bedroom is ideally suited as a nursery or home office. Ceiling light fitting and telephone point.

ATTIC FLOOR



Carpeted stairs lead from the first floor to Attic floor landing. Roof window and hatch to loft space. Ceiling light fitting. Large Store measuring 11' 11" x 4' 5" (3.63m x 1.35m) which has light.

BEDROOM 5 20' 4" X 11' 4" (6.20M X 3.45M)



Most spacious Bedroom, with part bay window allowing views over the rear garden, with ample space for a range of bedroom furniture Two ceiling light fittings.

SHOWER ROOM 8' 9" X 4' 5" (2.67M X 1.35M)



Mostly tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower. Velux window to rear. Shaver point.

EXTERNAL



There is a well stocked garden to the front of the property, with mature plants and shrubs, and pathway to front door. The fully enclosed garden to the rear is also well stocked with a variety of plants and bushes, with large central lawn and bedding plants surrounding. There is a patio area from which to enjoy the warmer weather. There is also pedestrian access to the Double Garage.and in turn, Single Garage.

DOUBLE GARAGE 21' 1" X 16' 6" (6.43M X 5.03M)



Generous Double Garage with remotely operated up and over door to rear, and pedestrian access from the rear garden. There is also direct access from here to the Single Garage.

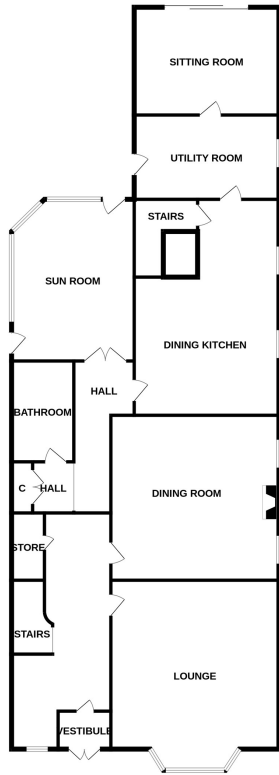
EXTRAS

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

COUNCIL TAX BAND - G

EPC BANDING - F

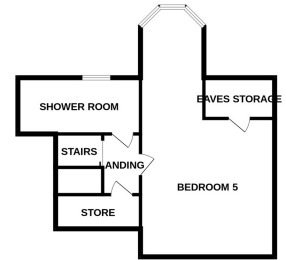
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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