



146 Great Western Road, Aberdeen AB10 6QE

Offers over £399,000

FOUR BEDROOM SEMI DETACHED GRANITE DWELLINGHOUSE WITH PARKING FOR TWO CARS AND PRIVATE FULLY ENCLOSED GARDEN

Stronachs



# 146 Great Western Road, Aberdeen AB10 6QE

Offers over £399,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this much loved FOUR BEDROOM family home, set in the heart of the West End and only a short distance from the City Centre. Benefiting from gas central heating and full double glazing, the property has been thoughtfully extended to the rear and provides off street parking for two cars to the front, and a large fully enclosed private garden to the rear. Retaining many traditional characteristics throughout including high ceilings with decorative cornicework, deep skirtings and leaded stained glass panels in the doors, this is a superb opportunity to purchase a family home in excellent decorative order. The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Lounge with bay window to front; Dining Room to rear; Cloakroom; and Dining Kitchen to the rear. On the upper floor there is a Master Bedroom; three further Bedrooms; and large Family Bathroom.

Within walking distance of the City Centre the property is in the Catchment area for Ashley Road Primary School and Aberdeen Grammar School with additional private schooling at Albyn School and St Margarets School for girls also nearby. Well served by public transport into the city and out to Deeside, this property is ideally placed for family living in the West End of Aberdeen.

## ENTRANCE VESTIBULE & INNER HALL



Accessed via wooden door with fanlight above, and laid with traditional mosaic tiled flooring. Electricity meter cupboard, ceiling light fitting within ceiling rose, central heating radiator and alarm panel. Part leaded stained glass door to the Inner Hall. Welcoming Inner Hall, laid with oak flooring and with carpeted staircase leading to the upper floor accommodation. Ceiling and wall lights, central heating radiator, and telephone point. Shelved utility cupboard housing washing machine.

## LOUNGE 19' 3" X 13' 9" (5.87M X 4.19M)



This beautiful Lounge is set to the front of the property with bay window providing natural light, and quality oak flooring. A feature of this room is the coal fire on polished granite hearth with tiled inset, leaded surround and wooden overmantle. Recesses flank either side of the chimney breast with low level cupboards and shelving. Ceiling light fitting in ceiling rose, two central heating radiators, and television point.



## DINING ROOM 16' 0" X 12' 4" (4.88M X 3.76M)



Another substantial room, with windows and glazed door to the rear, leading to the sheltered patio area. There is a gas fire on polished hearth with leaded surround, and picture rail. Ceiling light fitting, central heating radiator, and telephone point.

## CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting.

## DINING KITCHEN 30' 6" X 9' 3" (9.30M X 2.82M)



A superb extension to this already sizeable Family Home, this inviting space has a bank of windows to the rear and additional windows to the side ensuring the room is bathed in natural light. The Kitchen is fitted with a quality range of wall and base units with complementing granite work surfaces, with sink and drainer below window to side. High quality Amtico flooring. American style 'Neff' fridge/freezer. The integrated appliances include 'Neff' double oven, 'Neff' five burner gas hob with extractor hood over, 'Neff' coffee machine, and dishwasher. A glazed door to the side leads to the secluded patio area.

## DINING AREA



Situated to the rear of the Kitchen, a bank of windows and glazed doors allow natural light and provide access to the fully enclosed rear garden. There is ample space for dining table and chairs. Inset downlighters, ceiling light fitting, television point and central heating radiator.

## UPPER FLOOR



Carpeted stairs lead from the Inner Hall to the upper floor accommodation. A feature coloured glass window allows borrowed light from the Bathroom, with additional skylight. Ceiling light fitting and central heating radiator. A hallway to the rear leads to Bedroom 4 and the Bathroom, with a Landing to the front which allows

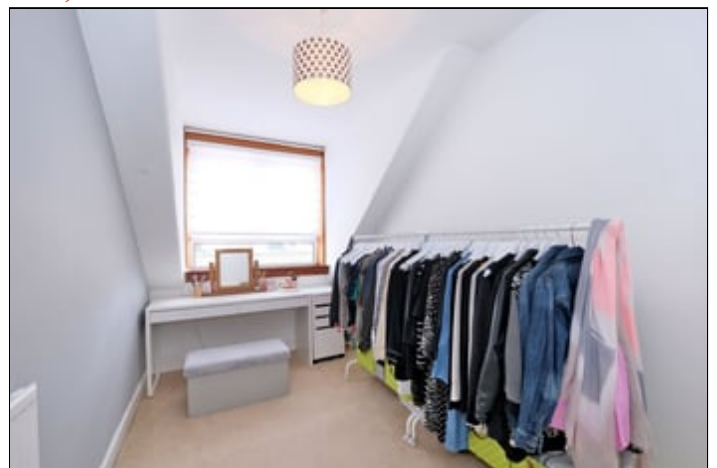
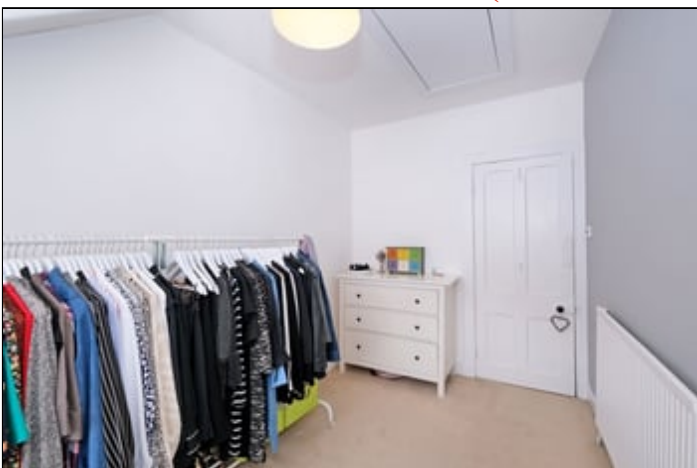
access to the Master Bedroom and Bedrooms 1 and 2.

## MASTER BEDROOM 17' 5" X 12' 2" (5.31M X 3.71M)



This generous Master Bedroom has a half bay window to the front, with built-in shelving within recess. Ceiling light fitting with dimmer control, central heating radiator, and television point.

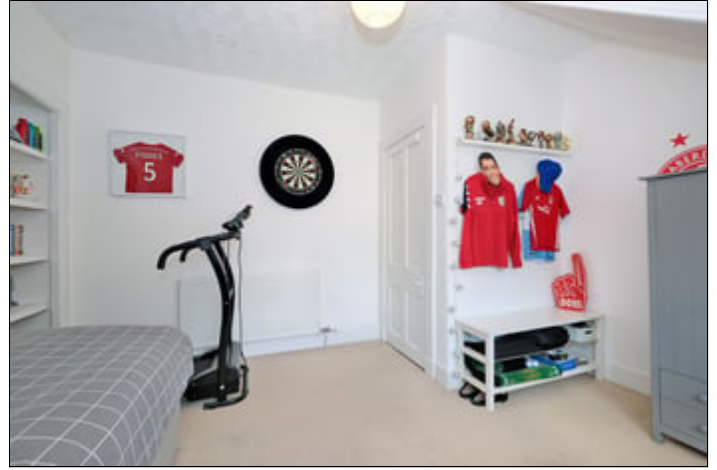
## BEDROOM 2 14' 8" X 7' 0" (4.47M X 2.13M)



Good-sized Bedroom to front of the property, with ceiling light fitting (with dimmer control) and central heating radiator. Hatch to Loft space .



### BEDROOM 3 13' 8" X 12' 3" (4.17M X 3.73M)



Overlooking the garden to the rear, this generous Double Bedroom has ample room for a range of free-standing furniture. Ceiling light fitting, central heating radiator, and recessed shelving.

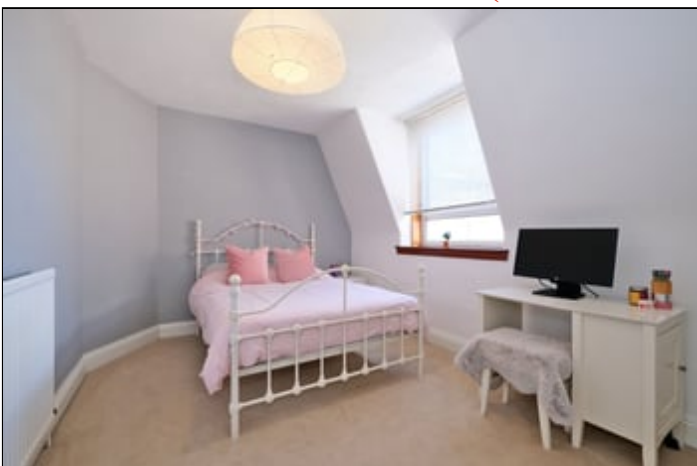
### FAMILY BATHROOM 15' 3" X 5' 0" (4.65M X 1.52M)



Large Family Bathroom, mostly tiled and fitted with a three piece suite comprising twin wash hand basins in vanity, toilet pedestal, and bath with shower over. Window to side allowing natural light and additional coloured glass window providing borrowed light to the landing and stairs. Inset downlighters and central

heating radiator. Large shelved airing cupboard.

### BEDROOM 4 14' 0" X 9' 3" (4.27M X 2.82M)



Double Bedroom to the rear, with window to side allowing natural light. Ceiling light fitting and central heating radiator.



## EXTERNAL



The garden to the front is laid to locbloc and provides off-street parking for two cars. A gate leads to the rear garden. The rear garden has a generous slabbed patio area from which to enjoy the warmer weather, with well maintained lawn and planted border. Offering a high degree of privacy, this fully enclosed garden also has a garden shed and Summerhouse (9' 5" x 9' 5" (2.87m x 2.87m), which has power and light and built-in bar, a haven during the pandemic.

## EXTRAS



All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom and WC. The garden shed and summer house are also to remain.

**COUNCIL TAX BAND - F**

**EPC BANDING - E**







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