



154 Bon Accord Street, Aberdeen AB11 6TX

Offers over £349,500

GRANITE DWELLINGHOUSE CURRENTLY USED AS A GUEST HOUSE BUT EQUALLY SUITED AS A PRIVATE FAMILY HOME, UPON OBTAINING NECESSARY CHANGE OF USE CONSENT, WITH TWO PUBLIC ROOMS AND TEN BEDROOMS CURRENTLY.

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this GRANITE SEMI DETACHED DWELLINGHOUSE, located in the desirable Ferryhill area. Part of a Conservation Area, this Georgian style property retains many period features including mosaic flooring and cornice work, with a super garden to the rear and off-street parking to the front. Benefitting from gas central heating and double glazing, the accommodation comprises, on the ground floor: welcoming Entrance Vestibule; Inner Hall; spacious private Lounge with bay window to front; Guest Dining Room to rear; Breakfasting Kitchen; Utility Room, which leads to the private accommodation comprising two Double Bedrooms; and Bathroom. Rear Hall with access to the garden. The mezzanine floor has a twin Guest Bedroom, two Shower Rooms, and WC. The first floor has three Guest Bedrooms, one which has its own Shower. On the upper floor are four further Guest Bedrooms. There is also a private annexe, comprising Double Bedroom with En-Suite Shower Room. The garden to the front has been partially loc blocked to allow off street parking, and there is a shared driveway to the side. The fully enclosed garden to the rear enjoys a great deal of privacy and is on two levels.

Although currently used as a Guest House, this would make a fabulous and spacious family home on obtaining the necessary planning consent for change of use from the local authority. It is believed that, on obtaining any necessary Permissions, it may be possible to extend the property further to the rear, if desired.

AREA

Bon Accord Street lies within a Conservation Area in Ferryhill, a much sought after residential area of Aberdeen with a strong community spirit and located only a few minutes' walk from all the amenities within the City Centre. The Mall at Union Square which boasts a wide choice of retail outlets, restaurants, and a multi-plex cinema is within walking distance, as are the City's bus and railway stations.

Ferryhill is served by a reputable primary school which is a short walk from the property, a nearby community centre, a variety of independent local shops serving everyday needs, established hotels with popular restaurants, and a public transport service. Duthie Park with its acclaimed Winter Gardens, and the swing park, tennis courts and putting green at Albury Park, are all within a short walk of the property, as are pleasant walks along the banks of the River Dee and along The Old Deeside Railway Line.

ENTRANCE VESTIBULE 9' 0" X 7' 5" (2.74M X 2.26M)



Accessed via wooden door to front with fanlight above and etched side panels, this welcoming and spacious vestibule retains many traditional characteristics including wood panelling and mosaic flooring. Ceiling cornicing, ceiling light fitting, cupboard housing meter box. Georgian style glazed door with glazed side panels leads to the Inner Hall.

INNER HALL



Again retaining many traditional features, a carpeted stair case leads to the first floor accommodation. There is an understairs storage cupboard with light, ceiling light fitting and central heating radiator. Additional large storage cupboard with light.

LOUNGE 19' 0" X 16' 1" (5.79M X 4.90M)



This inviting and spacious Lounge has a bay window to the front allowing natural light, which enhances the stripped and polished wooden floor. A focal point is the fireplace with inset tiling and wooden surround housing 'Living Flame' gas coal effect fire. Again, traditional features such as deep skirtings, panelling and plinths around the bay, picture rail and ceiling cornicing are evident. Ceiling light fitting, two wall lights, two central heating radiators and two television points.

SITTING/DINING ROOM 16' 0" X 14' 3" (4.88M X 4.34M)



Currently used as a Guest Breakfast Room, a window to the rear allows natural light. The ornate cornicing and wall panelling add character and there is a brick fireplace with wooden surround. Recesses with wall lights flank either side of the chimney breast. Ceiling light fitting, two central heating radiators and television point.

KITCHEN 13' 0" X 12' 0" (3.96M X 3.66M)



The Kitchen is fitted with a modern range of wall and base units with complementing work surfaces and breakfast bar. A large window to the side allows natural light. The Rangemaster 5 burner oven is to remain and there is space for an American style fridge/freezer (the existing fridge/freezer may be available by separate negotiation, if required). Inset sink and mixer tap below window. Integrated dishwasher. Ceiling light fitting, central heating radiator and television point. A door leads to the Utility Room.

UTILITY ROOM 10' 0" X 6' 9" (3.05M X 2.06M)



Again fitted with modern wall and base units with complementing work surfaces, with two windows to the side allowing natural light. Wall mounted boiler and space for both washing machine and tumble drier. Ceiling light fitting. Door to rear Hall and private accommodation.

REAR HALL

Accessed from the Utility Room, this leads to the owners private accommodation and also has a door leading to the garden, and in turn the annex. There is a very generous store cupboard with light. Central heating radiator and ceiling light fitting.

BATHROOM 9' 9" X 4' 7" (2.97M X 1.40M)



Partially tiled and partially aqua panelled, the Bathroom is fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and bath with shower over and glazed shower screen. Inset downlighters, shaver point, extractor fan and chrome ladder style radiator.

BEDROOM 1 17' 3" X 6' 4" (5.26M X 1.93M)



Good sized Double Bedroom with window to rear, benefitting from double wardrobe with mirrored sliding doors, allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator, and laminate flooring.

BEDROOM 2 17' 2" X 7' 7" (5.23M X 2.31M)



Second Double Bedroom, benefitting from fitted wardrobes, some with display frontage. Window to rear. Ceiling light fitting and two wall lights. Central heating radiator.

ANNEXE



A door from the garden leads to the private Annexe which comprises good sized Double Bedroom 12' 8" x 8' 5" (3.86m x 2.57m) which has a window to the side and is partially carpeted. Television point and door to En-Suite Shower Room. There is also a great store with up and over door to the front, benefiting from power and light and measuring approx 8' 5" x 7' 8" (2.57m x 2.34m)

ANNEXE EN-SUITE 6' 5" X 5' 3" (1.96M X 1.60M)



Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower cabinet. Tiled floor and window to rear. Recessed wardrobe allowing hanging and shelf storage, with louvre style doors. Ladder style electric radiator. Ceiling light fitting.

MEZZANINE FLOOR



Carpeted stairs from the Inner Hall lead to the upper floor accommodation, with decorative wall panelling and ceiling light fitting. A hallway to the rear leads to Double Bedroom, two Shower Rooms, and WC.

WC 7' 6" X 3' 8" (2.29M X 1.12M)



Aqua panelled and fitted with wash hand basin and toilet pedestal. Window to side allowing natural light. Ceiling light fitting, shaver point. Tank cupboard.

SHOWER ROOM 7' 6" X 5' 6" (2.29M X 1.68M)



Again aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and corner shower cabinet. Ceiling light fitting and ladder style radiator. Window to side. Shaver point.

SHOWER ROOM 2' 6" X 2' 9" (2.29M X 0.84M)



Single Shower Room, aqua panelled, fitted with a shower and wash hand basin. Extractor fan, ceiling light fitting and shaver point.

REAR BEDROOM 12' 0" X 8' 7" (3.66M X 2.62M)



Currently used as a sizeable twin Bedroom, accessed via part glazed door from the Hall. A window to rear allows natural light. Wash hand basin with shaver point. Ceiling light fitting, central heating radiator and television point.

FIRST FLOOR



Carpeted stairs lead from the mezzanine level to the first floor landing, which has a large shelved linen cupboard. Ceiling light fitting and central heating radiator. Part glazed door leads to the stairs to the upper floor.

BEDROOM 1 15' 2" X 12' 0" (4.62M X 3.66M)



Double Bedroom with window to rear overlooking the garden, which has panelling and ceiling cornicing. This room also has its own built-in shower, with wash hand basin in vanity and shaver point. Ceiling light fitting and central heating radiator.

BEDROOM 2 12' 3" X 10' 0" (3.73M X 3.05M)



Second Double Guest Bedroom, positioned to the front of the property with panelling round the window. Ceiling light fitting and central heating radiator. Wash hand basin and shaver point.

BEDROOM 3 12' 3" X 12' 0" (3.73M X 3.66M)



Another large Bedroom to the front of the property currently with a double and single bed. Wash hand basin, television point, ceiling light fitting, central heating radiator and shaver point.

UPPER FLOOR

Accessed via part glazed door from the first floor landing, stairs lead up to the upper floor accommodation. A window to the side allows natural light and there is a good-sized recessed store. Two ceiling light fittings.

BEDROOM 4 12' 3" X 11' 3" (3.73M X 3.43M)



Double Bedroom with window to the rear allowing super views. A cupboard allows hanging and shelved storage and there is a wash hand basin, shaver light, ceiling light fitting, central heating radiator and television point.

BEDROOM 5 15' 1" X 10' 5" (4.60M X 3.17M)



Again overlooking the garden to the rear, this room is currently able to sleep four via double and bunk beds. A cupboard provides hanging and shelf storage. Wash hand basin, shaver point, ceiling light fitting, central heating radiator and television point.

BEDROOM 6 10' 4" X 8' 4" (3.15M X 2.54M)



Single Bedroom to the front of the property with velux window providing natural light. Access to eaves. Fitted hanging rail, wash hand basin in vanity with shaver point, ceiling and wall lights, and central heating radiator.

BEDROOM 7 11' 6" X 8' 4" (3.51M X 2.54M)



Also a Single Bedroom, with velux window to the front, benefitting from cupboard allowing hanging and shelf storage, with sliding doors. Ceiling light fitting and central heating radiator. Wash hand basin in vanity with shaver point above.

EXTERNAL



The garden to the front of the property has been partially laid to loc bloc to provide off-street parking for one vehicle, with borders with mature planting. A shared driveway to the side leads to the back gate which in turn leads to the Annexe and rear garden. It is believed that, subject to obtaining any necessary Planning Permissions, it may be possible to extend further to the rear, if desired.

The rear garden is on two levels, with a substantial raised slabbed patio area offering a great deal of privacy, ideal for entertaining or enjoying the warmer weather. The lower level is laid to grass and there are mature trees providing shelter and privacy beyond. The garden shed (which has power and light) is to remain.

EXTRAS

All carpets, curtains, blinds and light fittings, the Rangemaster oven and integrated appliances in the Kitchen and Utility Room, the sanitary ware throughout and the garden shed are included in the sale.

COUNCIL TAX BAND - D

EPC BANDING - D



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