



47 Murray Terrace, Aberdeen AB11 7SA

Offers over £325,000

SELF CONTAINED FOUR BEDROOM DOUBLE UPPER APARTMENT IN A SOUGHT AFTER LOCATION

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this FOUR BEDROOM SELF CONTAINED DOUBLE UPPER APARTMENT, situated in the heart of a Ferryhill, a much sought after area of the City. Benefiting from gas central heating and full double glazing, the property retains some traditional characteristics, including high ceilings, cornicings, deep skirtings, and feature stained glass window to side. Tastefully decorated in neutral tones, the accommodation comprises: Entrance Vestibule and stairs to first floor; Landing; Lounge with bay window to front; Dining Kitchen to rear with access stairs to garden; two Double Bedrooms; and Shower Room. Stairs lead up to the top floor with Master Bedroom which has an En-Suite Bathroom and Walk-in Dressing Room; and fourth Double Bedroom with En-Suite Shower Room. There is an exclusive area of ground to the front of the property and large exclusive lawn and patio area to the rear - the far end of the garden was actually formerly the platform for Deeside Railway Line.

Ferryhill is within easy walking distance of the City Centre and only minutes from the many amenities in Union Square. The area, being a community in its own right, is itself well served by a variety of local shops and other amenities and is extremely convenient for access to all areas of the city and both the universities at Old Aberdeen and Garthdee. It is close to nearby Duthie Park with its many attractions and well placed for a number of outdoor amenities including walks along the nearby River Dee. This is an ideal location for accessing areas further afield with the Aberdeen airport a short drive away, and the bus and railway stations both within easy walking distance.

ENTRANCE VESTIBULE

Accessed via part glazed wooden door which has leaded stained glass insert, fanlight over and panels to the side. Laid with tiles, there is an electric meter cupboard. A part glazed door with fanlight above leads to the carpeted staircase providing access to the upper floor accommodation. A lovely feature is the large stained glass window to the side which catches the sun. Ceiling light fitting and smoke alarm.

FIRST FLOOR

Neutrally decorated Landing with high ceilings and cornicing, ceiling light fitting, smoke alarm and central heating radiator. A door conceals the staircase to the upper floor Bedrooms.

LOUNGE 20' 0" X 14' 9" (6.10M X 4.50M)



This exceptionally spacious Lounge is tastefully decorated in neutral tones, with large bay window to the front allowing natural light to floor into the room. A feature of the Lounge is the coal effect gas fire in ornate surround. This room also benefits from high ceilings, cornicing and deep skirtings. Ceiling light fitting, television point, and central heating radiator.

BEDROOM 3/STUDY 11' 5" X 10' 6" (3.48M X 3.20M)



Situated to the front of the property, with large window to front ensuring the room is bathed in natural light, currently used as a Study but equally suitable as a large Double Bedroom. Aberdeen press style cupboard. Ceiling light fitting and central heating radiator.

SHOWER ROOM 9' 4" X 4' 3" (2.84M X 1.30M)



Fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and walk in shower. Inset downlighters, and chrome ladder style radiator. Window to rear. Tiled flooring.

BEDROOM 4 11' 7" X 9' 5" (3.53M X 2.87M)

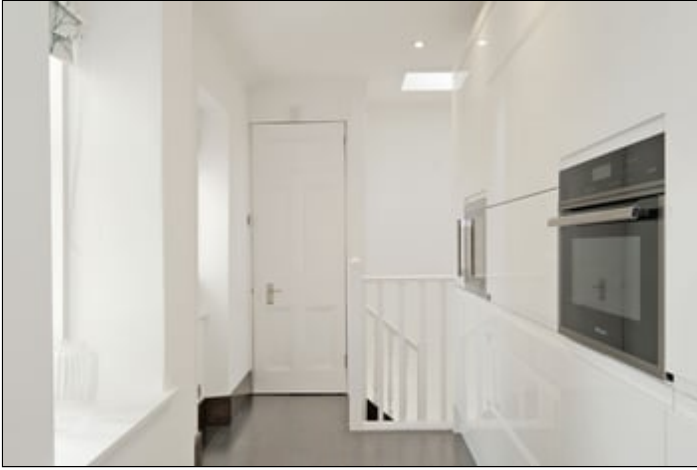


Light and airy room with a window overlooking the garden to the rear, laid with quality flooring and benefiting from high ceilings, cornicing and deep skirtings. A feature of this room is the lovely leaded fireplace. Ceiling and wall lights, central heating radiator.

KITCHEN/DINING ROOM 16' 0" X 11' 0" (4.88M X 3.35M)



KITCHEN/DINING ROOM 16' 0" X 11' 0" (4.88M X 3.35M)



Beautifully designed Kitchen, fitted with quality high gloss base and wall units with complementing work surfaces, incorporating breakfast bar area but with ample additional space for dining table and chairs. The integrated appliances include range oven with 5 burner gas hob and extractor hood over; dishwasher, fridge, fridge/freezer, wine fridge, and additional oven. A large pantry cupboard has light and power and offers great storage as well as housing the tumble drier, with an additional store cupboard housing the washing machine. Windows to the rear and side allow natural light, and there are stairs leading down to the part glazed door to garden. Inset downlighters and two vertical central heating radiators.

UPPER FLOOR

A door on the first floor landing conceals the staircase to the upper floor accommodation, with wooden handrail The bare stone wall and chandelier are a feature. Ceiling light fitting, smoke alarm, and hatch to Loft space.

MASTER BEDROOM 15' 4" X 12' 8" (4.67M X 3.86M)



This superb Bedroom has a half bay and additional window to the rear, flooding the room with natural light. Decorated in neutral tones with complementing carpet, there is ample room for a range of free-standing furniture. Ceiling light fitting with fan and additional downlighters, and central heating radiator. Sliding etched glass door leads to the En-Suite Bathroom. A further sliding smoked glass door leads to the Dressing Room.

DRESSING ROOM 9' 3" X 5' 5" (2.82M X 1.65M)



Accessed via smoked glass sliding door from the Master Bedroom, the dressing room has been fitted with wall to wall storage allowing hanging, shelf, shoe and drawer storage, with built in lighting and underfloor heating.

EN-SUITE BATHROOM 11' 1" X 9' 3" (3.38M X 2.82M)



Accessed via etched sliding glazed door, this sizeable Bathroom has a large window to rear and benefits from underfloor heating. Fitted with a four piece suite comprising twin wash hand basins in vanity unit, toilet pedestal, freestanding rolltop bath, and walk in shower. Inset downlighters and heated towel rail.

BEDROOM 2 14' 0" X 11' 2" (4.27M X 3.40M)



Second spacious Double Bedroom, with twin velux windows to the front allowing natural light, and benefiting from walk in wardrobe and additional large storage cupboard. Inset ceiling downlighters and central heating radiator. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM 8' 6" X 5' 6" (2.59M X 1.68M)

Partially tiled and again benefiting from underfloor heating, this good-sized Shower Room is fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal, and walk in shower cabinet. Inset downlighters and chrome ladder style radiator.

EXTERNAL



There is a small area of garden ground to the front of the property which is laid to locbloc. To there rear, there is a large exclusive lawn, slabbed sheltered patio area with electrical socket and wall heater, exclusive coal cellar and shared wash house. The paved area to the very far end of the garden was originally part of the platform for the old Deeside Railway Line.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with all integrated appliances, the usual fixtures in fittings in the Shower room, En-Suite Bathroom and En-Suite Shower Room. Please note some of the chandeliers may be removed by the seller prior to settlement.

COUNCIL TAX BAND - E

EPC BANDING - D



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