



145 Forest Avenue, Aberdeen AB15 4UJ

Offers over £275,000

WELL PRESENTED SELF CONTAINED FOUR BEDROOM DOUBLE UPPER APARTMENT IN  
THE HEART OF THE WEST END

Stronachs

# 145 Forest Avenue, Aberdeen AB15 4UJ

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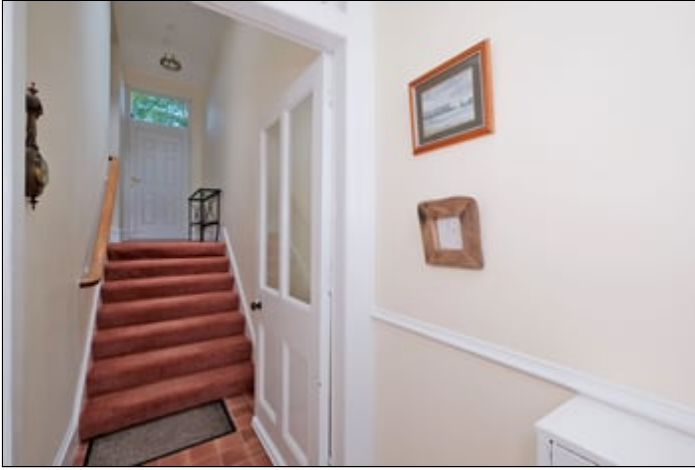
Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this WELL PRESENTED AND SPACIOUS SELF CONTAINED FOUR BEDROOM/TWO PUBLIC ROOM DOUBLE UPPER APARTMENT, IN THE HEART OF THE WEST END. Benefitting from gas central heating and double glazing, the property retains many traditional features, enhanced by quality flooring laid throughout, and neutral decor. The accommodation comprises: Entrance Vestibule and stairs to first floor Landing; spacious Lounge with bay window to front; generous Master Bedroom to front; formal Dining Room; Kitchen; Shower Room; and second Double Bedroom. Stairs lead to the upper floor, where there are two further Double Bedrooms; and Shower Room. There is excellent storage available within the property. There is a shared lawn to the rear and exclusive area of garden, together with shared wash house and exclusive coal cellar. This is an ideal opportunity to purchase a substantial family home in a much sought after area of the City.

Forest Avenue is situated within the heart of the West End of Aberdeen, a pleasant tree-lined street which enjoys easy access to an excellent range of amenities including restaurants and local shops. Excellent public transport facilities are available in nearby Queens Road, Great Western Road or Union Grove. The property is within the catchment area for Ashley Road Primary and Aberdeen Grammar School. The main Aberdeen Ring Road is also within easy reach providing access to all parts of the City.



## ENTRANCE VESTIBULE AND HALL



Entered via composite door to front with fanlight over, there are tiled floors and low level meter cupboard. Ceiling light fitting. Part glazed door leads to the stairs and upper floor Landing. A side window over the stairs allows natural light. Rear door accessing the garden, with matwell. Ceiling light fitting and smoke alarm. The landing and upper floor are laid with quality Lapacho/Ipe hardwood walnut flooring. Traditional cornicing, ceiling light fitting and central heating radiator.

## LOUNGE 17' 6" X 14' 4" (5.33M X 4.37M)



Spacious Lounge with bay window to front flooding the room with natural light, highlighting the deep skirtings, traditional cornicing, and attractive leaded fireplace with wooden surround (Please note the gas fire is no longer connected). Ceiling light fitting and central heating radiator.

## MASTER BEDROOM 14' 9" X 14' 4" (4.50M X 4.37M)



Superb Master Bedroom positioned to the front of the property, again laid with Lapacho/Ipe flooring and retaining traditional features including cornicing and picture rail. Ceiling light fitting and central heating radiator. Aberdeen cupboard.

## DINING ROOM 14' 5" X 10' 3" (4.39M X 3.12M)



Generous Dining Room overlooking the garden and Harlaw Playing Fields to the rear, this room is fitted with tasteful wall and base units with wiring in place to create a large Dining Kitchen if desired. There is a large understairs pantry cupboard, and additional cloak cupboard. Ceiling light fitting and central heating radiator and kickspace blower (working off the central heating system). Door to Kitchen.

### KITCHEN 9' 7" X 6' 5" (2.92M X 1.96M)



Fitted with a range of wall and base units with complementing work surfaces, with window to rear allowing natural light. Inset downlighters and heat alarm. The fridge/freezer, dishwasher, washing machine, cooker and hood are to remain. Inset sink below rear window. Electric kick space heater.

### SHOWER ROOM 9' 9" X 5' 5" (2.97M X 1.65M)



Partially tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity units, and large walk in shower. Inset downlighters and chrome ladder style radiator. Window to rear.

### BEDROOM 2 13' 2" X 11' 3" (4.01M X 3.43M)



Second generous Double Bedroom, with window to rear allowing views over the garden and Harlaw Playing Fields beyond. Ceiling light fitting, central heating radiator, picture rail and cornicing. Aberdeen press.



## UPPER FLOOR



Carpeted stairs lead to the top floor accommodation. A velux window allows natural light over the stairs and the flooring is solid oak. There is a large shelved store with light and internal cupboard housing the central heating boiler and a second large shelved cupboard. The Landing has been designed to allow for a Study area with velux window above. Inset downlighters and wall light, smoke alarm, central heating radiator, and telephone point. Build-in shelving in the Study area.

## BEDROOM 3 13' 4" X 12' 6" (4.06M X 3.81M)



Spacious Double Bedroom, with rear facing views and oak flooring. Ceiling light fitting and central heating radiator. A door leads to walk in wardrobe with both hanging and shelf storage, and light. A bi-fold door within leads to a fantastic large store with lighting.

## SHOWER ROOM



Partially tiled and fitted with a three piece suite comprising walk in shower, toilet pedestal, and wash hand basin. Inset downlighters and chrome ladder style radiator. Velux window providing natural light.

## BEDROOM 4 10' 6" X 8' 8" (3.20M X 2.64M)



Fourth Bedroom, with velux window to front allowing light. Ceiling light fitting, central heating radiator, and television point.

## EXTERNAL IMAGES





## EXTERNAL



There is an exclusive drying green to the rear of the property, and shared garden area, with gravel path which leads to the exclusive area of garden ground to the rear, which has a variety of mature plants and shrubs. Exclusive coal cellar and shared wash house. Access to rear lane which leads to Cromwell Road.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen and the usual fixtures and fittings in the Shower Rooms.

**COUNCIL TAX BAND - F**

**EPC BANDING - D**













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28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

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