



11 Constitution Street, Aberdeen AB24 5EU

Offers over £217,500

END TERRACED FIVE BEDROOM PROPERTY ON THREE FLOORS, CLOSE TO THE BEACH,
FRESHLY DECORATED THROUGHOUT WITH GARDEN AND OFF STREET PARKING.

Stronachs

11 Constitution Street, Aberdeen AB24 5EU

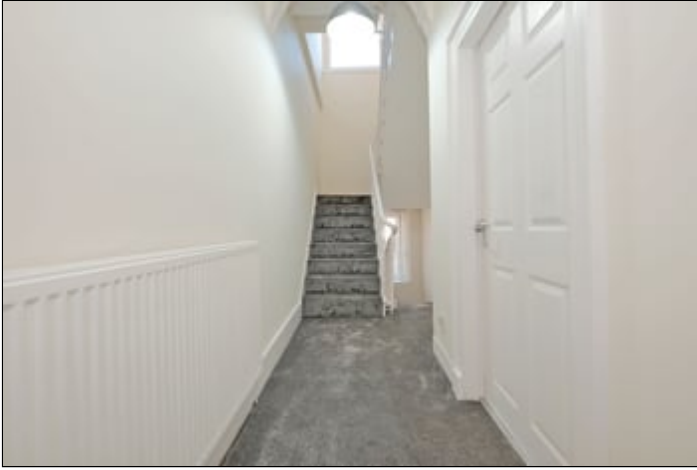
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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this FIVE BEDROOM END TERRACED DWELLING ON THREE FLOORS, which has been freshly decorated throughout in neutral tones. Formerly an HMO property, the internal doors are fire doors. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; lovely spacious Lounge to front; and Bedroom to rear. Carpeted stairs lead to the lower ground floor with modern Dining Kitchen; Bathroom; large Double Bedroom; and Utility Room. On the upper floor are three further Bedrooms; and Shower Room. The gardens to front and rear have been laid with slabs for ease of maintenance, with off-street parking available to the front and large fully enclosed garden to the rear. This is an ideal opportunity to purchase a sizeable home for a super price.

Constitution Street is to the east of the City, only a short walk from the City Centre, and in turn to the City Beach which already offers a wealth of dining, entertainment, and of course lovely walks as well as Golf course and Transmission Extreme Sports Centre. There is also Beach Boulevard Retail Park and Queens Link Leisure Park within walking distance.

ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door with fanlight above. and feature stone wall to side. Ceiling light fitting. Door to Inner Hall, which is laid with new carpeting and has stairs to both the upper and lower floors. Ceiling light fitting and central heating radiator.

LOUNGE 14' 4" X 13' 7" (4.37M X 4.14M)



Spacious light and airy Lounge, freshly decorated with laminate flooring, dado and picture rails. Ceiling light fitting in ceiling rose. Electric coal effect fire in wooden surround. Window to front with storage below. Two central heating radiators, television and telephone points.

BEDROOM 1 11' 5" X 11' 2" (3.48M X 3.40M)



Double Bedroom overlooking the garden to the rear, again laid with laminate flooring. Ceiling light fitting, central heating radiator, telephone point and smoke alarm.

LOWER GROUND FLOOR



Carpeted stairs lead from the Inner Hall to the lower ground floor accommodation. A window at the half landing allows natural light. Understairs storage cupboard. Ceiling light fitting, central heating radiator and cupboard with double doors. Part glazed door to side allows access to the garden.

BATHROOM 8' 1" X 5' 5" (2.46M X 1.65M)



Partially aqua panelled, with a tiled floor, the Bathroom is fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Ceiling light fitting, central heating radiator, and extractor fan.

BEDROOM 2 12' 7" X 11' 7" (3.84M X 3.53M)



Large Double Bedroom with window to front, neutrally decorated with new carpeting. Ceiling light fitting and central heating radiator. Large store housing boiler and wall mounted coat hooks. Separate meter cupboard.

DINING KITCHEN 11' 0" X 11' 0" (3.35M X 3.35M)



This generous room is fitted with an attractive and modern range of wall and base units, with complementing work surfaces and splashback. Inset sink and drainer below window to rear. The integrated appliances include oven, microwave, gas 5 burner hob with extractor hood over and dishwasher. There is ample room for dining. Ceiling light fitting and smoke alarm.

UTILITY ROOM 8' 6" X 5' 8" (2.59M X 1.73M)



Accessed via Georgian style glazed door from the lower Hall, this excellent space has two double door store cupboards, and is again fitted with the same range of wall and base units as the Kitchen. Inset sink and drainer. Two windows to the side allow natural light. The washing machine and separate tumble drier are included in

the sale. Ceiling light fitting, central heating radiator and smoke alarm.

UPPER FLOOR

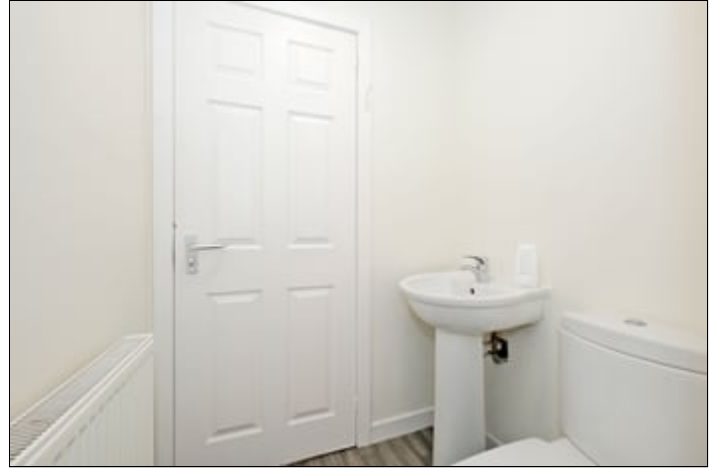
Carpeted stairs from the Inner Hall lead to the upper floor. A high level window allows natural light over the stairwell and upper floor Landing. There is a generous store on the landing allowing hanging and shelf storage. Ceiling light fitting and smoke alarm.

BEDROOM 3 11' 1" X 10' 2" (3.38M X 3.10M)



Light and airy Double Bedroom to the front of the property, with panelling to dado height. Ceiling light fitting, central heating radiator and smoke alarm.

SHOWER ROOM 6' 8" X 4' 6" (2.03M X 1.37M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and shower cabinet. Ceiling light fitting, extractor fan and central heating radiator.

BEDROOM 4 11' 1" X 7' 6" (3.38M X 2.29M)



Situated to the rear of the property with window allowing natural light. Panelled to dado height, there is a shelved wall and also built-in cupboard. Ceiling light fitting, central heating radiator and smoke alarm.

BEDROOM 5/STUDY 11' 1" X 7' 0" (3.38M X 2.13M)



Also to the front of the property with window allowing natural light, panelled to dado height. Ceiling light fitting, central heating radiator and smoke alarm.

EXTERNAL



The property has an area of garden ground to the front which is laid with slabs and gated to allow off street parking. Steps lead to the front door. The fully enclosed rear garden is again laid to slabs for ease of maintenance, on split level so the warm weather can be enjoyed at different times of day. A garden gate to rear allows access to Park Street.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the washing machine and tumble drier in the Utility Room, and the usual fixtures and fittings in the Bathroom and Shower Room.

COUNCIL TAX BAND - E

EPC BANDING - D



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