



## 6 Beaconsfield Mews, Aberdeen AB15 4DJ

Offers over £219,500

SUPERB TWO BEDROOM SECOND FLOOR EXECUTIVE APARTMENT WITH  
UNDERBUILDING PARKING IN A FANTASTIC WEST END LOCATION

Stronachs

## 6 Beaconsfield Mews, Aberdeen AB15 4DJ

Offers over £219,500

Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this EXECUTIVE TWO BEDROOM APARTMENT. Forming part of the Beaconsfield Mews development, situated in the heart of the West End, this property has been finished to the highest of standards using only quality fixtures and fittings throughout. With lift access, this second floor immaculate property benefits from security entry system, gas central heating, and full double glazing. Of added appeal is the dedicated underbuilding parking space. The accommodation comprises: welcoming Entrance Hall; impressive Lounge/Kitchen on open plan with balcony to front; Master Bedroom with En-Suite Shower Room; second Double Bedroom; and Bathroom. Early viewing is recommended.

Beaconsfield Mews is situated just off Beaconsfield Place, a lovely tree lined street located in the prime west end of the city. It has easy access to the city centre, the business communities on Carden Place and Albyn Place and the ring road, giving easy access to Aberdeen Airport and areas to the north and south of the city. The property is also within easy reach of a selection of hotels, restaurants and café bars on Kings Gate and Queens Road. Schools serving the area are Ashley Road Primary and Aberdeen Grammar School, both with excellent reputations. There are several private schools close by.

## HALLWAY



The property is secured and has lift access to all floors. Located on the first floor, the property is accessed via wooden door with spyhole. Neutrally decorated, the hallway is laid with wood laminate and there is a generous storage cupboard housing the meters. Inset halogen downlighters, central heating radiator, smoke alarm and security handset.

## LOUNGE/KITCHEN 23' 0" X 15' 0" (7.01M X 4.57M)



Accessed via partially glazed door from the Hall, this spacious Lounge is light and airy, with patio doors to the front allowing natural light and leading to the enclosed balcony, ideal for al-fresco dining. Again neutrally decorated, with wood laminate flooring, and wall mounted tv. Two central heating radiators, smoke alarm, and inset halogen downlighters.

## LOUNGE/KITCHEN CONTINUED



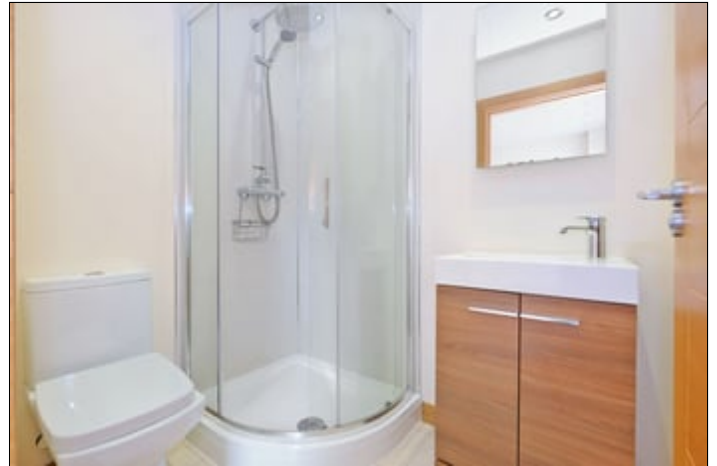
The Kitchen is on open plan with the Lounge and fitted with a modern range of high gloss wall and base units with complementing work surfaces, built-in lighting and glass splashbacks. Laser cut inset sink and drainer with mixer tap. Built-in breakfasting area with storage below and halogen hob. The integrated appliances include double oven, fridge and freezer, and dishwasher. Inset halogen downlighters.

## BEDROOM 1 13' 7" X 8' 8" (4.14M X 2.64M)



Good-sized Double Bedroom with window to front , benefitting from double built-in wardrobes with hanging rail and shelving, and sliding mirrored doors. Ceiling light fitting and central heating radiator. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM 6' 3" X 4' 6" (1.91M X 1.37M)



Partially aqua panelled, fitted with a three piece suite comprising wash hand basin and toilet pedestal set in vanity unit, and recessed shower cabinet. Inset halogen downlighters. Chrome ladder style central heating radiator.

## BEDROOM 2 13' 7" X 13' 2" (4.14M X 4.01M)



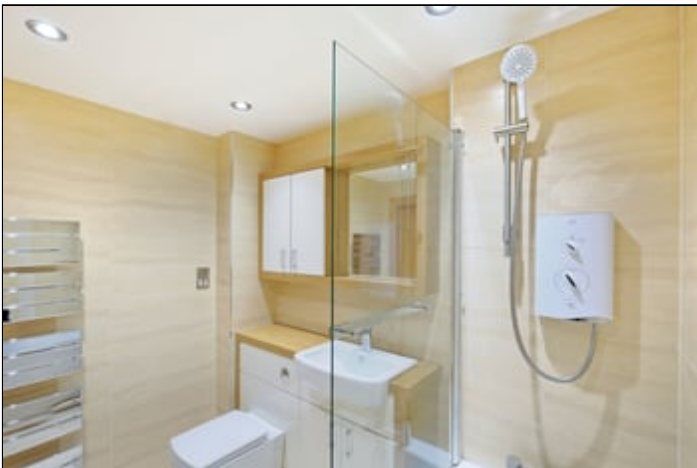
Generous Double Bedroom, again with a front facing aspect and benefitting from triple built-in wardrobe with hanging rail and shelving, and sliding mirrored doors. Ceiling light fitting and central heating radiator. Television point.

## UTILITY ROOM 6' 4" X 4' 5" (1.93M X 1.35M)



Fitted with base unit housing inset sink and drainer, with ample storage space. The washing machine and tumble drier are to remain. Ceiling light fitting and extractor fan.

## BATHROOM 7' 7" X 6' 0" (2.31M X 1.83M)



Partially tiled and partially aqua panelled, and fitted with a three piece suite comprising wash hand basin and toilet pedestal set in vanity unit, and bath with shower over and glazed shower screen. Inset halogen downlighters. Chrome centrally heated towel radiator. Shaver point and extractor fan.

## 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 En-Suite Shower Room.

## EXTERNAL



The communal areas within the development are well maintained under a factoring agreement. There is lift access to the property and below the building is dedicated parking. A balcony off the Lounge allows for al fresco dining.

**COUNCIL TAX BAND - F**

**EPC BANDING - B**



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