



## 8 Devonshire Road, Aberdeen AB10 6XR

Offers Over £499,000

SPACIOUS FIVE BEDROOM TERRACED GRANITE HOME WITH ON STREET PARKING  
AND DOUBLE GARAGE WITH GARDEN TO FRONT AND REAR

Stronachs

# 8 Devonshire Road, Aberdeen AB10 6XR

Offers Over £499,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SPACIOUS FIVE BEDROOM GRANITE DWELLING HOUSE in the heart of the West End. Benefiting from gas central heating and full double glazing, there is on street parking to the front on obtaining a permit and a Double Garage to the rear, with easily maintained front and back gardens. The accommodation comprises, on the ground floor: Entrance Vestibule; Inner Hall; Spacious Lounge; Sitting Room; WC; Dining Room and Kitchen on open plan. Stairs from the Hallway lead to the mezzanine level with Bedroom and Bathroom, then to the first floor, where you will find two generous Bedrooms and Shower Room. There are a further two Bedrooms on the top floor. There is a good deal of storage space all through the property and a number of traditional features add to the character, including cornicework and tiled flooring. The Loft can be accessed from the mezzanine level via Ramsay ladder.

Devonshire Road is located in the West End with a variety of cafes, local businesses, bars and restaurants near by, with primary and secondary schools in close radius, and a range of private schools in walking distance. Easy access to walk to the city centre or there is regular public transport which is very accessible.

## VESTIBULE

Solid door upon entry, with fan light above. Welcomed by the stunning original tiled flooring as well as the original ceiling light fitting. There you will also find the gas meter. Following through the etched glazed door brings you to the Hallway.

## HALLWAY



This airy hallway has quality tiled flooring with ceiling light and leads to the remaining accommodation, with carpeted staircase to upper floors and large under stair store.

## LOUNGE 18' 6" X 16' 5" (5.64M X 5.00M)



Generous Lounge, the bay window allows natural light to flood the room highlighting traditional features including traditional plinth and panelling to the front. Original wooden flooring, high ceilings with beautiful cornicing and deep skirtings. A focal point of this room is the gas coal effect fire in ornate surround.

## SITTING ROOM 14' 5" X 14' 2" (4.39M X 4.32M)



Inviting room with ample space for furniture. Feature gas fireplace, ceiling light with a dimmer switch control. Benefits from patio doors leading out to the rear garden, which provide super natural light. Built-in cupboard. Cornicework and deep skirtings. TV point.

## WC 6' 4" X 3' 9" (1.93M X 1.14M)



Accessed from the hall, the downstairs WC is part tiled, with small window to the side letting in natural light. Fitted with a two piece suite comprising wash hand basin and toilet pedestal in vanity. Vertical chrome ladder style radiator.

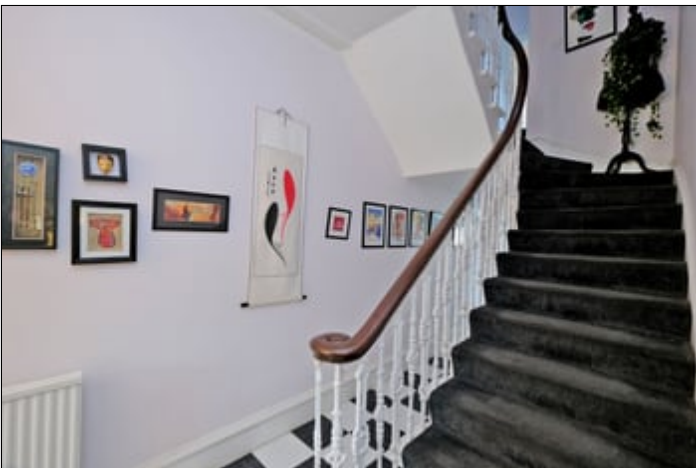
## KITCHEN/DINING ROOM 22' 5" X 10' 5" (6.83M X 3.17M)



Spacious Dining Room is on open plan with the Kitchen. A large velux window over the Kitchen allows natural light along with another window to the side. Ample space for dining and relaxing.

The Kitchen is fitted with a range of wall and base units with complementing work surfaces, including gas hob and extractor hood, integrated fridge freezer, cooker, washing machine and dryer which will remain. Side door leading to rear garden. Ceiling light and central heating radiator.

## MEZZANINE LEVEL.



Carpeted stairs from the Hall split and lead to the mezzanine level with ceiling light, central heating radiator, smoke alarm. Access hatch to Loft space with Ramsay ladder access. Bedroom 3 and Bathroom 2 are located on this level.

### BEDROOM 3 10' 6" X 10' 3" (3.20M X 3.12M)



Generous room with window to the side. Again with an Aberdeen press cupboard for storage. Ceiling light fitting, high ceiling and deep skirtings. Central heating radiator.

### BATHROOM 6' 9" X 5' 6" (2.06M X 1.68M)



Fully tiled and fitted with a three piece suite comprising wash hand basin and toilet pedestal, bath with shower over. Heated chrome ladder style towel rail. Inset downlighters.

### FIRST FLOOR

Further accessed from the split level stairs, leading to Master Bedroom, Bedroom 2 and Shower Room.

### MASTER BEDROOM 17' 8" X 14' 5" (5.38M X 4.39M)



Generous Master Bedroom with full bay window allowing natural light, which has the original plinths and wood panelling. Again high ceilings with cornice work. Ample room for freestanding furniture. Ceiling light and central heating radiator.

## BEDROOM 2 14' 2" X 13' 0" (4.32M X 3.96M)



Spacious Bedroom with window to the rear. Aberdeen press cupboard for additional storage. High ceilings, ceiling light fitting and central heating radiator.

## SHOWER ROOM 10' 9" X 6' 7" (3.28M X 2.01M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower. Wall lights over the mirror above the wash hand basin along with a ceiling light. It is equipped with underfloor heating including a heated towel rail. There is a featured glazed brickwork wall.

## UPPER FLOOR

Carpeted stairs leading to the upper floor , benefitting with new velux window allowing excellent natural light.

**BEDROOM 4 20' 4" X 11' 11" (6.20M X 3.63M)**



Bright Bedroom benefiting from two new velux windows letting in a generous amount of natural light. This bedroom has access to small loft space as well as eaves access. Two wall light fittings and central heating radiator.

**BEDROOM 5 14' 0" X 13' 0" (4.27M X 3.96M)**



Large double bedroom with double window to the rear over looking the garden allowing natural light. Traditional cornicing, deep skirtings and a ceiling light fitting. Central heating radiator.



## EXTERNAL



The front garden is mainly grass with mature plants and pathway to the front door. The rear garden is fully enclosed and well stocked with a variety of plants and bushes including an apple tree. The wash house is also situated in the rear garden housing the boiler. There is a generous patio area in the front of the Double Garage.

## DOUBLE GARAGE 21' 5" X 21' 0" (6.53M X 6.40M)



With remotely operated up and over door to the rear lane and pedestrian access from the rear garden. Storage shelves along both sides, storage available in rafters and ceiling downlights.

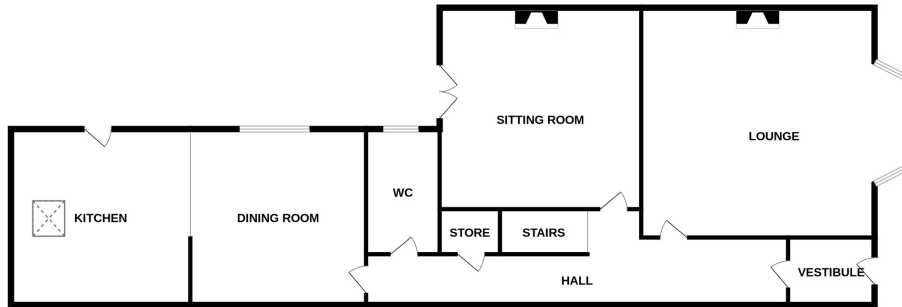
## **EXTRAS**

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 Bathroom, Shower Room, and WC. Some other items of furniture may be available by separate negotiation.

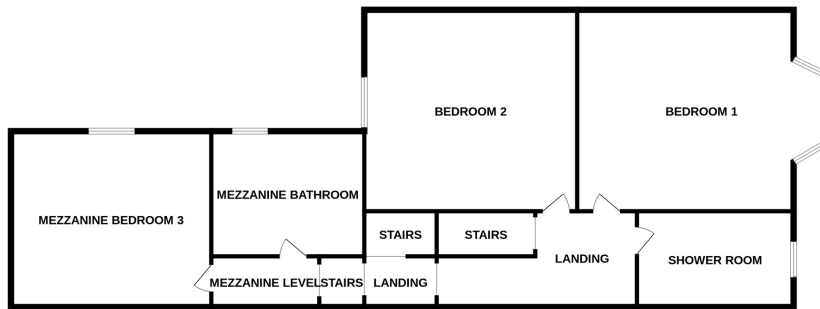
**COUNCIL TAX BAND - G**

**EPC BANDING - E**

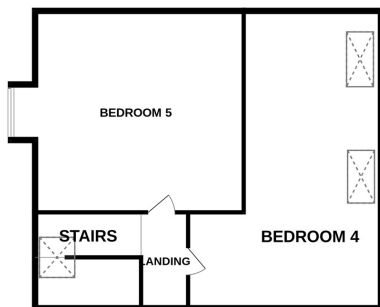
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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