



51 Victoria Street, Aberdeen AB10 1UX

Offers over £182,500

TWO BEDROOM/TWO PUBLIC ROOM GROUND FLOOR SELF CONTAINED APARTMENT  
WITH GARAGE, IN NEED OF MODERNISATION

Stronachs

# 51 Victoria Street, Aberdeen AB10 1UX

Offers over £182,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this SELF CONTAINED TWO BEDROOM/TWO PUBLIC ROOM GROUND FLOOR FLAT. Requiring modernisation and upgrading throughout, the property is situated in the ever popular tree lined Victoria Street in the West End of the City. This is a perfect opportunity to redesign your own home and bring it up to modern standards. It is believed that, subject to obtaining any necessary Planning Permissions, it may be possible to extend the property to the rear and yet still retain a large garden. Benefitting from gas central heating, the accommodation comprises: Entrance Vestibule; Inner Hall; Lounge to front; Sitting Room to rear; Kitchen; two Double Bedrooms; and Bathroom. There is a small area of garden ground to the front and extensive garden to the rear, with the added appeal of Single Garage.

Victoria Street is a quiet tree lined street situated north west of Union Street, Aberdeen's main thoroughfare. The street itself is a Conservation Area and the flat is listed category B. The area around it provides a choice of boutique shopping and is in relatively close proximity to a selection of restaurants, cafe bars and nightlife as well as bespoke bakers and gift shops. His Majesty's Theatre is only a short walk away. The offices of the west end are within easy walking distance, and there is regular public transport to all areas of the city available on nearby Union Street, or Albyn Place.

## ENTRANCE VESTIBULE & INNER HALL



Accessed via wooden door with fanlight above. Wall light and matwell. Ceiling rose. Georgian style glazed door to Inner Hall, which has wall lights and a central heating radiator.

## LOUNGE 14' 0" X 13' 4" (4.27M X 4.06M)



Spacious Lounge to the front of the property, with window allowing natural light. Fireplace with marble hearth and tiled insert. Shelved cupboards flank either side of the chimney breast. Wall lights, ceiling rose, cornicing, dado rail, television and telephone points. This room would be equally suited as a third Double Bedroom, if preferred.

## SITTING ROOM 16' 6" X 10' 9" (5.03M X 3.28M)



Situated to the rear of the property with garden overlooking the patio area and garden, and door leading to the Kitchen. Tiled fireplace and cupboards with display frontage within the recesses flanking either side of the chimney breast. Two wall lights and central heating radiator.

## KITCHEN 14' 6" X 7' 2" (4.42M X 2.18M)



With a range of wall and base units, and window to side overlooking the patio area. Sink and drainer below window. Wall mounted boiler. Integrated oven and hob. Space for fridge/freezer. Eyeball ceiling spotlights. A part glazed door allows access to the rear garden.

## BEDROOM 1 14' 0" X 11' 2" (4.27M X 3.40M)



Generous Double Bedroom to the front of the property, with a large walk-in wardrobe which has shelving and light. Two wall lights, central heating radiator and television point. Ceiling rose and cornicing. There is ample room for a range of free standing furniture. Cupboard housing meters.

## BEDROOM 2 11' 5" X 10' 2" (3.48M X 3.10M)



Overlooking the garden to the rear, again with ample room for free-standing furniture. Two wall lights, central heating radiator and television point.

## BATHROOM 11' 5" X 5' 4" (3.48M X 1.63M)



Fitted with a coloured three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Part aqua panelled. Ceiling light fitting, shaver point and central heating radiator.

## EXTERNAL



The garden ground to the front is designed for ease of maintenance and laid with stone chips. The garden to the rear is exclusive and a mix of patio area, lawn and mature plants and shrubs. A pathway leads to the Single Garage, which has access from Thistle Lane to the rear. There is an exclusive former washhouse adjacent to the Kitchen.

## SINGLE GARAGE 20' 2" X 9' 8" (6.15M X 2.95M)



The Single Garage has pedestrian access from the garden, with up and over door to the front accessed from Thistle Lane. There are windows to the side. Ceiling light fitting.

### EXTRAS

The property is to be sold as seen.

COUNCIL TAX BAND - E

EPC BANDING - D











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