



11 Hammersmith Road, Aberdeen AB10 6NA

£300,000

SPACIOUS DOUBLE UPPER FOUR BEDROOM SELF CONTAINED APARTMENT IN THE HEART OF THE WEST END, WITH GARAGE TO REAR.

Stronachs

# 11 Hammersmith Road, Aberdeen AB10 6NA

£300,000

**Viewing: Contact Selling Agents on 01224 626100**

We are pleased to bring to the market this SPACIOUS SELF CONTAINED FOUR BEDROOM DOUBLE UPPER APARTMENT, situated in the heart of the West End. Benefiting from gas central heating and double glazing, this property retains many traditional characteristics throughout, including cornicework, deep skirtings, internal woodwork and beautiful fireplace in the Lounge. The accommodation comprises: Entrance Hall with wide staircase to first floor Landing; Lounge with bay window to front; Kitchen/Dining Room; Utility Area; WC; Bedroom 1; Bedroom 2/Dining Room. Carpeted stairs lead to the upper floor accommodation comprising two further Double Bedrooms; Bathroom; and Dressing Room. Stairs lead from the Utility area to the rear garden, shared washhouse, coal cellar and Garage with rear lane access.

Hammersmith Road is a popular residential street in the West End, nestled between Great Western Road and Broomhill Road, with easy access to the main arterial routes to the north, south and west of the City. The area is well served by public transport, and there are a variety of local shops and services within walking distance. The property is currently within the catchment area for Broomhill Primary School and Harlaw Academy, and within easy access of a number of private schools including Albyn, St Margarets, and Robert Gordons.



## ENTRANCE HALL



Entered via wooden door to front with leaded stained glass fanlight over. Traditional tiled floor and ceiling light fitting. Part glazed door to upper floor accommodation. Wall mounted coathooks. Wide carpeted staircase to the first floor landing., ceiling light fitting and central heating radiator.

## LOUNGE 19' 8" X 14' 4" (5.99M X 4.37M)



Most inviting room, with a bay window to the front flooding the room with natural light, and highlighting the traditional deep skirtings, plinths around the windows, stripped and polished flooring, cornicing and ceiling rose. A feature of this room is the gas coal effect fire in surround. Ceiling and wall lights within recesses flanking either side of the chimney breast. Picture rail, central heating radiator, and television point.

## DINING KITCHEN 12' 4" X 11' 3" (3.76M X 3.43M)



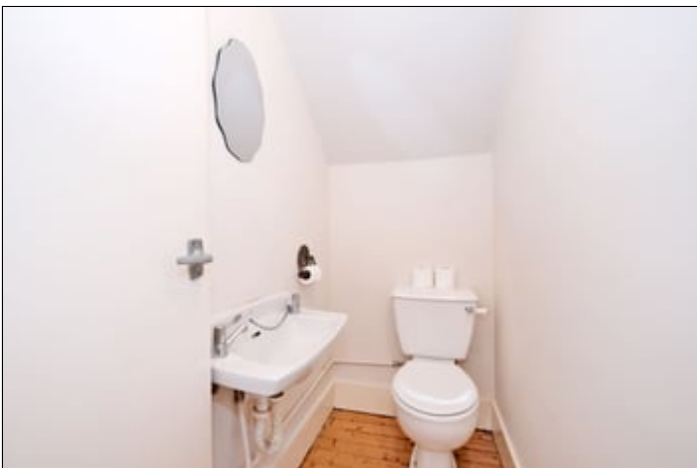
Generous Dining Kitchen, fitted with a quality range of wall and base units with complementing work surfaces and splashback, and incorporated breakfast bar. The integrated appliances include dishwasher, double oven, halogen hob and hood over. The free-standing fridge/freezer is to remain and there is ample space for dining table and chairs. 'Belfast' sink below window to rear. Large pantry cupboard and additional shelved cupboard. Ceiling spotlights, telephone point and central heating radiator. Door to Utility area and Cloakroom.

## UTILITY AREA 7' 2" X 7' 0" (2.18M X 2.13M)



Accessed from the Kitchen, with window to side. The tumble drier and washing machine are to remain. Cupboard housing boiler. Ceiling light fitting. Door leading to rear staircase, which in turn leads to the garden. Ceiling light fitting.

## CLOAKROOM



Fitted with a two piece suite comprising wash hand basin and toilet pedestal. Wall light and central heating radiator.

## BEDROOM 1



14' 2" x 13' 3" (4.32m x 4.04m) Generous Double Bedroom with picture window overlooking the garden to the rear, laid with neutral carpet with wooden skirtings and picture rail. Ceiling light fitting, central heating radiator, television and telephone points.

## BEDROOM 2 / DINING ROOM 12' 4" X 11' 3" (3.76M X 3.43M)



Situated to the front of the property, with stripped and polished flooring, picture rail, cornicing, deep skirtings and wooden flooring. Ceiling light fitting and central heating radiator.

## UPPER FLOOR



Carpeted staircase leads to the upper floor accommodation, with double ceiling velux window ensuring the staircase is bathed in natural light. Ceiling light fitting, smoke alarm, and hatch to Loft space.



**BATHROOM 11' 5" X 8' 7" (3.48M X 2.62M)**



Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity below window to rear, toilet pedestal, and bath with shower over. Inset downlighters, ladder style chrome central heating radiator. Extractor fan.

**BEDROOM 3 12' 7" X 12' 5" (3.84M X 3.78M)**



Double Bedroom with large picture window to rear allowing views over the garden and across the rooftops. Ceiling light fitting and central heating radiator. Built-in hanging and shelf storage.

**BEDROOM 4 13' 0" X 12' 8" (3.96M X 3.86M)**



Fourth Double Bedroom to the front of the property, with fitted blinds. Ceiling light fitting, central heating radiator, and telephone point.

**DRESSING ROOM 9' 3" X 6' 0" (2.82M X 1.83M)**



With built-in hanging and shelf storage, and skylight. Wall light and central heating radiator.

## EXTERNAL



Stairs lead from the Utility Area down to the rear garden. There is an exclusive coal cellar and shared wash house. There is a shared drying green and further exclusive area, as well as Single Garage with pedestrian access to the garden and up and over door on the lane.

## EXTRAS

All carpets, curtains, blinds and floor coverings are included in the sale, together with the white goods in the Kitchen and Utility Area, and the usual fixtures and fittings in the Bathroom and WC.

**COUNCIL TAX BAND - F**

**EPC BANDING - D**













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