



## 6 Carden Terrace, Aberdeen AB10 1US

Offers over £247,500

THREE BEDROOM GARDEN APARTMENT WITH MANY TRADITIONAL FEATURES, IN A SUPERB WEST END LOCATION

Stronachs

# 6 Carden Terrace, Aberdeen AB10 1US

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this THREE BEDROOM GARDEN APARTMENT, SET IN THE HEART OF THE WEST END. Benefiting from many traditional features throughout, including internal doors and skirtings, the rear windows still have traditional panelling surrounds, with working window shutters in the Lounge and Bedroom 3. Warmed by gas central heating, there are stunning fireplaces in both the Lounge and Bedroom 3. With entry at the rear of the building, the accommodation comprises: Entrance Vestibule; Inner Hall; spacious Lounge with Kitchen/Breakfast Room off; two large Bedrooms with built-in storage to the front; sizeable Bathroom; and Bedroom 3/Dining Room to rear with polished wooden flooring. There are well maintained shared gardens to both the front and rear of the property providing exceptional privacy. On-street parking permits are available from the Local Authority.

Carden Terrace consists of only 6 properties set back from Carden Place, in a superb location within the West End. There are a number of bespoke coffee and gift shops in the area, as well as popular restaurants including Michelin starred Amuse by Kevin Dalglish, only a few minutes walk away. The city centre, west end and Rosemount areas of the city are readily accessible by foot, and there is easy access to the main ring road heading in and out of the city. Private schooling is also available within walking distance, at St Margarets School for Girls, or Albyn School. The property is within the catchment area of Ashley Road Primary School and Aberdeen Grammar School.

## ENTRANCE VESTIBULE & HALL



Entered via part glazed wooden door to the rear, with fanlight above. Ceiling light fitting and meter cupboard. Georgian style glazed door to Inner Hall, which has two ceiling light fittings, central heating radiator, wall mounted coathooks and newly laid carpet. The traditional skirtings and frames are evident throughout.

## LOUNGE 18' 4" X 15' 0" (5.59M X 4.57M)



This spacious and inviting Lounge has newly laid carpeting and traditional features including deep skirtings, cornicing and working shutters at the window. A focal point of this room is the stunning cast iron fireplace with tiled inset and marble hearth. Shelved recess to side of chimney breast. Ceiling light fitting in ceiling rose, smoke alarm, central heating radiator, television point and telephone point. Solid 'stable' door leads to Kitchen/Breakfast room.

## KITCHEN/BREAKFAST ROOM 17' 6" X 6' 9" (5.33M X 2.06M)



Accessed from the Lounge, the Kitchen is fitted with a modern range of wall and base units with complementing work surfaces. Inset sink and drainer with mixer tap below window to front. The integrated appliances include oven, hob and extractor. The washer/dryer and fridge/freezer are to remain. Ceiling striplight and cupboard housing boiler. The Breakfast area to the rear of the property allows room for a small dining table and chairs. Georgian style glazed doors open directly to the patio area and in turn the garden, as well as allowing additional natural light into the room. Ceiling light fitting and central heating radiator.

### **BEDROOM 1 20' 0" X 11' 5" (6.10M X 3.48M)**



Generous Double Bedroom with window to front, benefiting from double built-in wardrobe allowing hanging and shelf storage, with mirrored sliding doors. Ceiling light fitting, central heating radiator and television point.

### **BEDROOM 2 13' 8" X 13' 2" (4.17M X 4.01M)**



Second large Double Bedroom, with two windows to front, and benefiting from wall to wall built-in wardrobes allowing abundant hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator.

### **BATHROOM 9' 0" X 7' 2" (2.74M X 2.18M)**



Fully tiled and fitted with a four piece suite comprising wash hand basin, toilet pedestal, bidet and corner bath with shower over. Inset downlighters, extractor fan, shaver point and central heating radiator. Built-in shelved storage with louvre door.

### BEDROOM 3 18' 4" X 8' 9" (5.59M X 2.67M)



Retaining stripped and polish flooring, with shuttered window to rear and stunning fireplace, this versatile space could be used as either a third Bedroom or formal Dining Room. Ceiling light fitting with dimmer control, and telephone point.

### EXTERNAL



The gardens surrounding the property are shared with the rest of the building. Well maintained regularly, the rear garden in particular is a haven within the City, providing excellent privacy and space to enjoy the warmer weather. There is an exclusive patio area and shared storage shed for garden tools. Mature plants, hedging and trees surround the garden.

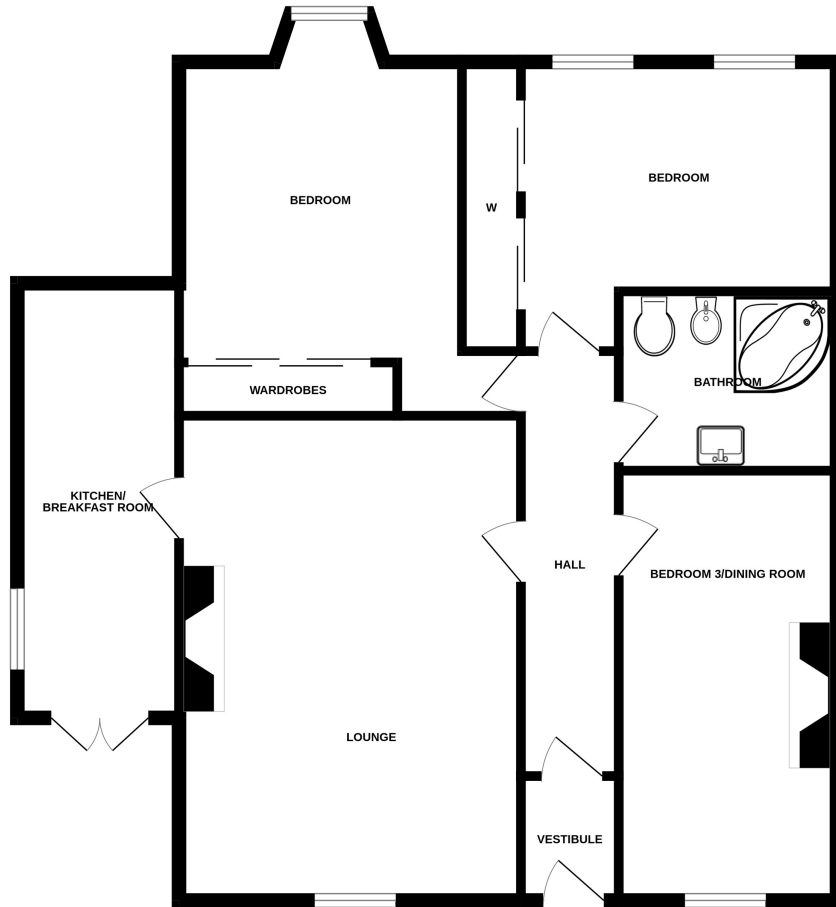
### EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with appliances in the Kitchen and the usual fixtures and fittings in the Bathroom

COUNCIL TAX BAND - F

EPC BANDING - C

# 6 CARDEN TERRACE



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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