



## 57a Beechgrove Terrace, Aberdeen AB15 5DS

Fixed Price £200,000

BEAUTIFULLY PRESENTED TWO BEDROOM UPPER APARTMENT WITH FLOORED AND LINED ATTIC SPACE IN THE WEST END

Stronachs

# 57a Beechgrove Terrace, Aberdeen AB15 5DS

New Fixed Price £200,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this beautifully presented TWO BEDROOM UPPER APARTMENT, forming part of a granite building in the West End.

Tastefully decorated throughout in pleasant neutral tones, this lovely home benefits from gas central heating and full double glazing, and retains some traditional characteristics including pitch pine woodwork, high ceilings and cornicing. The accommodation comprises: Entrance stairway and Hall; spacious Lounge/Dining Room with bay window to front; modern Kitchen to front; two generous Double Bedrooms to rear; and Bathroom. A superb feature of this home is the attic space which is accessed via wooden staircase from the Kitchen and has a unique glazed area of flooring, allowing fabulous light over the Hall and stairs. There is shared off-street parking to the front, and exclusive area of garden ground to the rear. This is an exceptional property, in the catchment area for sought after Mile End Primary School and Aberdeen Grammar School.

Beechgrove Terrace is situated to the west end of Rosemount which provides an excellent range of shops and recreational amenities. Within walking distance are Foresterhill Hospital complex, Victoria and Westburn Parks and the city centre/Union Street. There is also a good range of bus services which allow easy access to most part of Aberdeen, with easy access to the main arterial route through the City.

Viewing is essential to fully appreciate the level of accommodation on offer.



## ENTRANCE STAIRWAY AND LANDING



Accessed via Georgian style glazed door from the communal Vestibule, carpeted stairs lead to the main accommodation. Ceiling light fitting, wall mounted coathooks, central heating radiator and meter cupboard. Additional natural light is gained from the glazed floor in the Attic space. There is an additional ceiling light fitting as well as smoke detector on the Landing.

## LOUNGE/DINING ROOM 18' 5" X 12' 7" (5.61M X 3.84M)



This lovely and welcoming room has a bay window to front, ensuring the room is flooded with natural light. Tastefully decorated, there is traditional ceiling cornicing. A focal point of the room is the stunning leaded fireplace with carved wooden surround and traditional tiled decor. With ample space for free standing furniture, there is also space for dining table and chairs. Ceiling and wall light fittings, central heating radiator, and television point. Small built-in store adjacent to the fireplace.



## LOUNGE/DINING ROOM

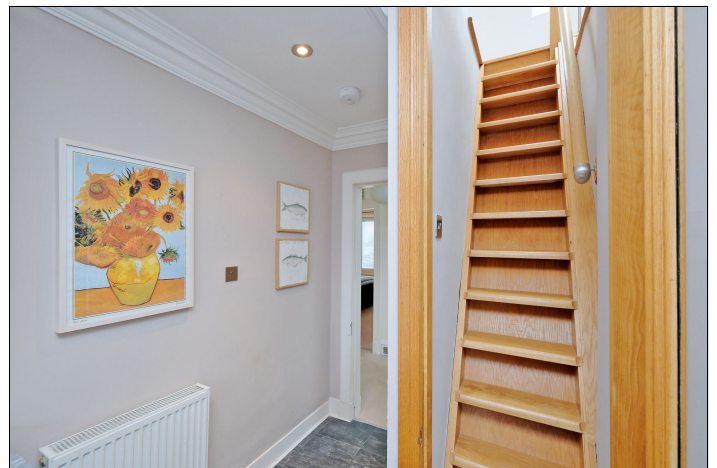


## KITCHEN 14' 4" X 10' 11" (4.37M X 3.33M) (AT WIDEST)



Accessed via pitch pine door from the Landing, the Kitchen is fitted with an attractive range of wall and base units, with complementing work surfaces and splashback tiling. A window to the front provides natural light, with inset sink and drainer below. There is a breakfast bar area with storage below also. All appliances, which include oven, hob, extractor, dishwasher, washer/dryer, and fridge/freezer are included in the sale. inset ceiling downlighters, smoke detector and central heating radiator. A part glazed door conceals the staircase to the Attic space.

## KITCHEN





### ATTIC SPACE 18' 0" X 10' 0" (5.49M X 3.05M)



Wooden stairs from the Kitchen lead to this inviting space which is bathed in natural light from the abundant velux windows to the rear. These in turn allow the lower floor to benefit via the bespoke toughened glass floor over the Hall and staircase, a unique feature. There is excellent storage within the eaves. Inset ceiling downlighters and central heating radiator.

### BATHROOM 8' 5" X 4' 7" (2.57M X 1.40M)



Partially tiled, the Bathroom is fitted with a modern three piece suite comprising wash hand basin in vanity unit, toilet pedestal, and bath with shower over and glazed shower screen. Inset downlighters, central heating radiator and chrome ladder style towel heater. A window to the side allows natural light.

## BEDROOM 1 13' 5" X 12' 7" (4.09M X 3.84M)



Most spacious Double Bedroom, decorated in neutral tones with ornate cornicing and windows overlooking the garden to the rear. There is ample room for a range of free-standing furniture. Ceiling light fitting in ceiling rose. Central heating radiator. Smoke detector. (Please note: the curtains in this room are NOT included in the sale).

## BEDROOM 2 13' 5" X 9' 8" (4.09M X 2.95M)



Second Double Bedroom again overlooking the garden to the rear, tastefully decorated in muted tones, with ceiling light fitting, ornate cornicing, and picture rail. Central heating radiator.



## EXTERNAL



The garden area to the front is shared and laid to locbloc to enable off-street parking. To the rear, there is a well maintained exclusive area of garden, with flourishing planted beds providing a riot of colour in the summer months. The wooden garden shed is to remain.

## EXTRAS

All carpets, curtains (with the exception of the curtains in Bedroom 1) blinds and light fittings are included in the sale, together with the all appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. The wooden shed in the garden is also to remain.

**COUNCIL TAX BAND - E**

**EPC BANDING - D**



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