



88 Burns Road, Aberdeen AB15 4NS

£200,000

TWO BEDROOM SEMI DETACHED WEST END HOME IN NEED OF RENOVATION AND UPGRADING THROUGHOUT WITH SCOPE TO EXTEND

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

If property renovation is your thing, then this is the property for you. Nestled in the heart of the West End, this semi-detached property is ripe for conversion, with a sizeable Attic and store off, and excellent garden space which could allow extension to the rear, on obtaining any necessary Permissions from the Local Authority.

Benefitting from gas central heating and double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; Bedroom 1 with bay window to front; Bedroom 2 to front; Sitting Room to rear; Kitchen; Sunroom and Shower Room on the ground floor. Carpeted stairs lead to the generous Attic floor with large eaves store off, lending itself perfectly for use as a Master Bedroom with En-Suite. The garden to the rear is a mix of patio and lawn, with Single Garage at the bottom of the garden, accessed from the rear lane.

Burns Road is a tree lined street in the City's west end. There are local shops at Mannofield and Seafield and a regular bus service runs to the City Centre and beyond. The area also has a library, community centre, health facilities and is within walking distance of the city, which offers a wealth of further amenities. Ashley Road Primary School and Aberdeen Grammar School are within walking distance and there is a choice of private schools and nurseries including an international school, all within easy reach.

ENTRANCE VESTIBULE



Accessed via part glazed door with leaded fanlight above. Wall mounted coat hooks. Part glazed door to Inner Hall. The carpeted Inner Hall has a large shelved store, ceiling light fitting, central heating radiator and wall mounted coat hooks. A door conceals the stairs to the Attic floor.

BEDROOM 1 16' 5" X 13' 0" (5.00M X 3.96M)



Most recently used as a Master Bedroom, this room would be equally suited as a Lounge, with bay window to front and shelved recess. Ceiling and wall lights. Central heating radiator and television point.

BEDROOM 2 11' 1" X 8' 6" (3.38M X 2.59M)



Again situated to the front of the property, and benefitting from wall to wall fitted wardrobes with sliding mirror doors, allowing excellent hanging and shelf storage with further storage above. Ceiling light fitting and central heating radiator.

SITTING ROOM 13' 2" X 12' 8" (4.01M X 3.86M)



To the rear of the property with traditional stove on tiled hearth with wooden surround. Recesses with wall lights and additional ceiling light. Television and telephone points. Central heating radiator. Window to rear and door to Kitchen.

KITCHEN 13' 8" X 6' 6" (4.17M X 1.98M)



Accessed from the Sitting Room, two windows overlook the rear garden and a part glazed door leads to Sun Room. The Kitchen is fitted with a range of wall and base units with splashback and complementary surfaces. Inset sink and drainer. Integrated double oven and gas hob, with space for fridge and washing machine.

SUN ROOM 7' 9" X 7' 8" (2.36M X 2.34M)



Accessed from the Kitchen, with glazed sides and rear and glazed double doors providing access to the garden. Wall light.

SHOWER ROOM 7' 7" X 5' 6" (2.31M X 1.68M)



Fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower cabinet. Window to side. Ceiling light fitting and central heating radiator.

ATTIC ROOM 18' 1" X 14' 2" (5.51M X 4.32M)



A door in the Hall conceals the carpeted stairs which lead to the Attic Room with sizeable Eaves store off. Subject to obtaining any necessary Permissions from the Local Authority, it is believed this could be converted into a superb Master Bedroom with En-Suite/Dressing Room off. Three skylights and two striplights.

EXTERNAL



The garden to the front is laid with chips with intersperced mature shrubs and plants. To the rear, the garden is fully enclosed and extensive, with a chipped and slabbed large patio area, central drying green, and a variety of mature plants and shrubs. There is a stone shed to the side and shared access path between this property and the property adjacent.

EXTRAS



The property is to be sold as seen. There is a stone shed in the rear garden as well as coal bunker drying poles.

The Single Garage has pedestrian access from the garden and up and over door to rear, with gate to rear lane.

COUNCIL TAX BAND - E

EPC BANDING -



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