



43 Queens Road, Aberdeen AB15 4ZN

Offers over £269,500

STUNNING AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT  
WITH ABUNDANT OFF-STREET PARKING TO THE FRONT

Stronachs

## 43 Queens Road, Aberdeen AB15 4ZN

Offers over £269,500

Viewing: Contact Seller on 07721 366341

We are delighted to bring to the market this STUNNING AND EXCEPTIONALLY SPACIOUS TWO BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT. Thoughtfully upgraded throughout by the current owners, this is a superb home in the West End, fitted with all the necessities for a modern home and yet retaining traditional characteristics, including high ceilings, cornice work, deep skirtings, finishings round the bay window and window ironmongery. The immense feeling of space is immediately apparent on entry, with every room bathed in natural light. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Reception Hall; superb Lounge to the rear overlooking the gardens; modern Dining Kitchen; most generous Master Bedroom to front with Bathroom adjacent, which almost feels like an En-suite due to the Inner Hall access. Completing the accommodation is the second most spacious Bedroom to the rear, with En-Suite Shower Room. Of added appeal is the exclusive garden ground to the front, with gravel driveway allowing off-street parking for a number of vehicles. There is a shared drying green to the rear of the property.

## AREA

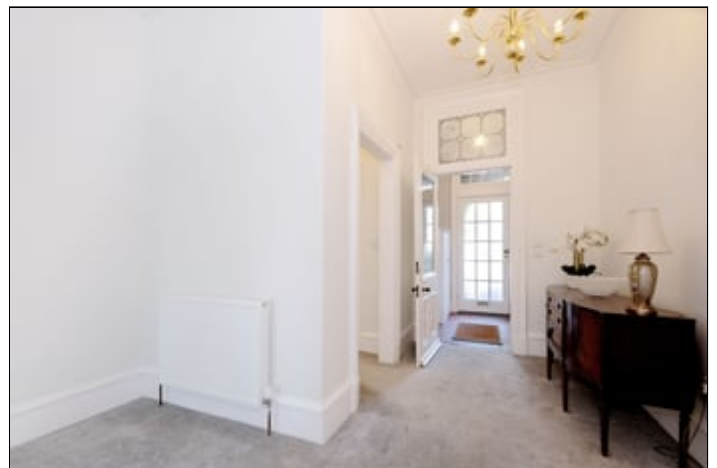
Queen's Road is a wide tree-lined street in the heart of the west end and ideally located for ease of access into the city centre. Good schools serve the area along with a number of private schools located close by. The area boasts several highly regarded restaurants within easy walking distance of the property, and the ring road providing easy access to the north and south of the city is only a short distance away. The area is well served by regular public transport.

## ENTRANCE VESTIBULE



Entered via part glazed door to the front with fanlight above, the vestibule is laid with traditional mosaic floor tiles and has a high ceiling. Smoke alarm and ceiling light fitting. Cupboard housing meters. Part glazed door to Reception Hall.

## RECEPTION HALL



Welcoming Reception area, again with high ceilings and large low level store. Traditional cornicing and high skirtings. A small Inner Hall leads to the Master Bedroom and Bathroom. Ceiling light fitting, central heating radiator and smoke alarm.

## LOUNGE 22' 4" X 14' 6" (6.81M X 4.42M)



The simply sumptuous Lounge is situated to the rear of the property, with a bank of windows flooding the room in natural light, highlighting the traditional features including high ceilings, cornicework, deep skirtings, and feature fireplace with leaded and tiled inset, and wooden surround. Ceiling chandelier, central heating radiator, and television point. Glazed double doors lead to the Dining Kitchen.

## DINING KITCHEN 12' 0" X 9' 3" (3.66M X 2.82M)



Classy modern Dining Kitchen fitted with a high gloss range of wall and base units with complementing work surfaces and laser cut inset sink with mixer tap below window to the side. There is dual access from and to the Reception Hall and also the Lounge. The integrated appliances include washer/dryer, fridge/freezer, dishwasher, oven and brand new hob, extractor hood over, and microwave. There is space for dining table and chairs also. Inset downlighters and central heating radiator.

## BEDROOM 1 17' 3" X 15' 4" (5.26M X 4.67M)



With a small Inner Hall accessing, this superb space has ample room for a range of free-standing furniture, and yet still retain incredible space. A bay window to the front bathes the room in natural light and highlights the traditional ironmongery on the windows and the features already mentioned, including high ceilings and cornicework, as well as plinths at the window and a picture rail. Ceiling light fitting, central heating radiator, and television point. The Bathroom adjacent is almost an En-Suite.

### BATHROOM 10' 2" X 5' 10" (3.10M X 1.78M)



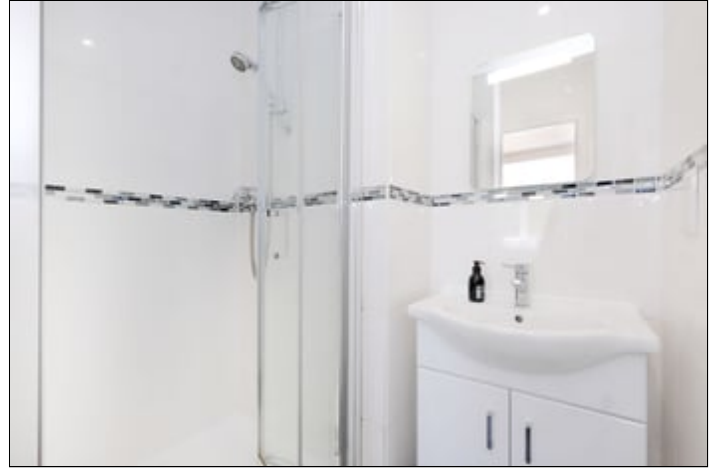
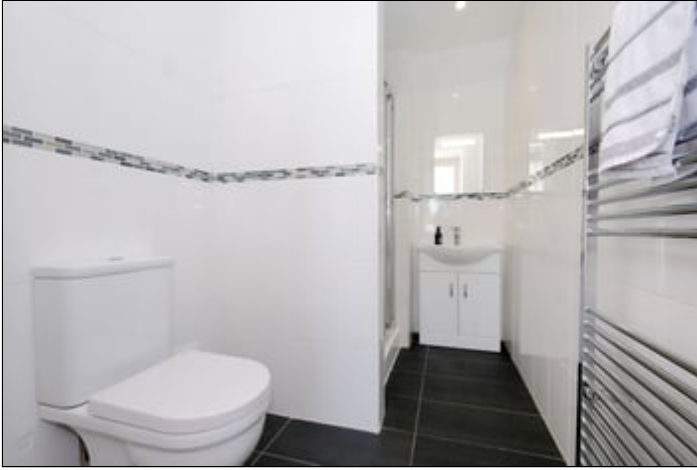
Fully tiled and fitted with a white three piece suite comprising toilet pedestal and wash hand basin in vanity, and bath with shower over. Inset downlighters and central heating radiator. Shaver point.

### BEDROOM 2 22' 5" X 11' 2" (6.83M X 3.40M)



The second Bedroom is again incredibly spacious, with a bank of windows allowing natural light to stream in. The bedroom furniture is to remain. Ceiling light fitting, smoke alarm, television point and central heating radiator. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM 8' 5" X 5' 4" (2.57M X 1.63M)



Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and walk in shower. Chrome ladder style radiator, inset downlighters and shaver point.

## EXTERNAL



The garden and driveway to the front of the property is exclusive, allowing excellent off-street parking with turning area, with lawn and shrubbery. The pathway to the front door is shared, as is access to the side of the building which leads down to the small shared drying green, at the very rear of the garden. External power point and water tap.

## EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen, the usual fixtures and fittings in the Bathroom and En-Suite, and the bedroom furniture in Bedroom 2.

**COUNCIL TAX BAND - E**

**EPC BANDING - C**



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