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76 STANLEY STREET, ABERDEEN, AB10 6UQ



**Self Contained Two Double Bedroomed
Ground Floor Flat with Exclusive Garden**

FIXED PRICE
£250,000

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Accommodation Overview

Entrance Vestibule, Hall, Lounge/Dining Room/Kitchen on Open Plan, Master Bedroom, Double Bedroom with Dressing Area and Bathroom with Shower. Exclusive Gardens to Front and Rear.

Effortlessly combining contemporary style with period features, this stunning self contained traditional granite two double bedroomed ground floor flat lies in a sought after city centre location. Thoughtful presentation and great attention to detail has created a fantastic home which enjoys the benefit of double glazing and gas fired central heating. Internally, the subjects comprise of a spacious entrance vestibule leading to the lovely hallway with pitch pine panelled doors and fascia to the accommodation. Worthy of note is the contemporary living, dining and entertaining space provided by the lounge/dining room/kitchen which is on open plan and has access out to the rear garden and timber decked area. There is a stunning master bedroom with feature fireplace and a further double bedroom with a dressing area enjoying extensive built-in storage. The spacious bathroom with shower over bath completes the accommodation of this stylish property. Outside to the front, the garden is low maintenance and to the rear, there is a raised large timber decked area with gazebo for dining al fresco, a summer house and this enjoys a westerly aspect. This is a desirable property of which internal inspection is genuinely recommended to appreciate fully the attention to detail throughout - the discerning buyer will not be disappointed!



Entrance Vestibule

7'3" x 3'6" [2.22m x 1.08m] approx.

Entered from a wooden door with chrome handle and glazed panel above, this spacious vestibule has white décor and a contemporary feature wall complemented by mosaic style ceramic floor tiles. There is a meter cupboard, a high ceiling with plaster cornice and deep skirting. Contemporary track spotlight fitting. A white panel style door gives access to:

Hall

12'4" x 6'10" [3.77m x 2.09m] approx. at longest and widest

This inviting hallway has a high ceiling with plaster cornice, deep skirting and traditional pine panelled doors and fascia to the accommodation. The contemporary white décor and feature wall follows through from the vestibule and the hallway has dark contrasting laminate flooring. There is a deep understair storage cupboard which has lighting and provides excellent storage. Contemporary track halogen spotlight fitting. Traditional drying pulley.

Lounge/Dining Room/Kitchen

20'2" x 11'6" [6.16m x 3.51m] approx.

Spanning the width of the property, this cleverly converted room provides a contemporary living space and has two windows to the rear garden and a door giving access to the timber decked area providing continuous living from indoor to out. The lounge enjoys fresh white décor and a colourful 'stripe' feature wall and quality dark contrasting wood laminate flooring. There is ample space for soft furnishings and a dining table and chairs. The thoughtfully planned kitchen area has an excellent range of white high gloss wall and base units with extra tall wall units, drawer units and a work space with storage and shelving defines the two areas. There is stainless steel effect worktops with an inset co-ordinating 1.5 bowl sink with drainer and mixer tap and stainless steel splashback. Integrated appliances include a stainless steel fan assisted oven, a four ring gas hob and a stainless steel chimney extractor hood above. There is an integrated freezer and the automatic washing machine and fridge will remain. The gas fired central heating boiler is located in the kitchen. The room has ceiling spotlights and the dark contrasting wood laminate flooring follows through from the lounge.

Master Bedroom

14'8" x 13'11" [4.49m x 4.25m] approx.

A luxurious master bedroom which could also be utilised as a public room as required. A tall window to the front draws great natural light to the room and has traditional pine panelling co-ordinating with the deep pitch pine skirting and there is a high ceiling with double cornicing and ceiling rose. A fantastic focal point is the open fireplace with decorative tiles and cast iron inset, slate hearth and elegant surround. There are two alcoves to either side of the fireplace and the room enjoys contemporary grey décor with a feature wall and the central light fitting is operated on a touch sensitive dimmer. There is a traditional style radiator beneath the window and also a contemporary stainless steel flat panel wall radiator. There is a TV wall bracket suitable for a flat screen TV.

Bedroom 2

10'11" x 6'6" [3.34m x 2.00m] approx.

Located to the rear with triple windows overlooking the garden, this double bedroom is decorated in white to three walls with a feature blue wall and has contemporary grey carpeting. A ceiling hatch gives access to roof space and there is a doorway to:



Dressing Area

10'11" x 6'6" [3.34m x 2.00m] approx.

With a window overlooking the rear, this area is fitted with two wardrobes, high level cupboards and bridging cupboards all providing great storage. There is a central vanity area with an inset mirror and light and the room is decorated in white tones and has grey carpeting and ceiling downlighters.

Bathroom

10'8" x 5'6" [3.25m x 1.70m] approx.

Centrally set, the bathroom is of a good size and is fitted with a white suite incorporating a w.c. with concealed cistern and wash hand basin built into a range of light wood style vanity units incorporating cupboard storage and a deep display sill above which has a large wall mirror adding depth and light to the room. There is a bath with an electric shower over, a bi-folding glazed shower screen and there is extensive tiling to shower area which continues to splashback and dado height throughout the room. Decorated in neutral tones, there is ceramic floor tiles, a spotlight fitting and air extractor. Chrome heated towel rail.

Outside

To the front, the exclusive garden is barked for low maintenance and has three decorative topiary balls. To the rear, there is an exclusive area of garden which is laid with raised timber decking providing a lovely seating and barbecue area. The gazebo and summer house will remain, along with the garden shed for storage. The garden enjoys a westerly aspect and a gate gives access to a rear lane.

Location

Stanley Street lies within the city's west end and is an attractive wide tree lined street with a number of local shops and amenities within easy walking distance. The city centre itself is only some 10 minutes walk from the property and regular public transport is readily available to this and many parts of the city. Ideally placed for those working within the Queen's Cross and Albyn areas of the city, the subjects also enjoy easy access to Anderson Drive, therefore to the business centres to the north and south, Aberdeen Airport and the hospital complex at Foresterhill.

Notes

Gas fired central heating. Double glazing. EPC=D. All fitted floor coverings, curtains, blinds, spotlight fittings, integrated appliances, the automatic washing machine and fridge will remain, along with the gazebo, summer house and shed.

It is possible to apply for two on-street parking permits to Aberdeen City Council for which a fee is payable.

Viewing

Please telephone 07792 797044 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

THE DATE OF ENTRY IS MATERIAL AND OFFERS SUBJECT TO SURVEY, SUBJECT TO FINANCE OR SUBJECT TO THE SALE OF THE PURCHASER'S OWN PROPERTY WILL NOT BE CONSIDERED.

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