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208 VICTORIA ROAD, TORRY, ABERDEEN, AB11 9NP



**Beautifully Appointed Four Bedroomed Semi
Detached Traditional Granite Dwellinghouse**

OFFERS OVER
£259,000

Accommodation Overview

Entrance Hall, Cloakroom, Lounge, Dining Room, Dining Kitchen, Rear Hall and Utility Room. Mezzanine: Principal Bedroom with En Suite Bathroom. First Floor: Three further Double Bedrooms, Bathroom and Attic.

For the discerning buyer seeking a quality home exuding charm and character, this four bedroomed semi detached dwellinghouse set in the thriving community of Torry ticks all the boxes. This is the former Manse of St Peters Church and on entering the property you will appreciate the spacious accommodation and many original features on offer. Benefitting from gas fired central heating and double glazing. The accommodation comprises of a spacious front facing lounge with working fireplace, versatile formal dining room, well equipped dining kitchen with coal burning stove, utility room and completing the ground floor is a handy understair cloakroom. A carpeted staircase leads to the mezzanine floor which accommodates the principal bedroom and surprisingly spacious en suite bathroom. The first floor has the three remaining double bedrooms and contemporary bathroom. Outside, there is a wrought iron fence with granite steps to the front door. The rear garden is on two levels with a courtyard and steps to a mature enclosed garden. This is a quality well appointed memorable home of which internal inspection is genuinely recommended.



Entrance Hall

10.42m x 2.21m (34'2" x 7'2") approx. at widest

Entered via a new uPVC door. Original tiling at the entrance leads to a carpeted hallway giving access to all ground floor accommodation and staircase to the upper floor. Set under the stairs is a handy cloakroom.

Cloakroom

2.41m x 0.82m (7'9" x 2'7") approx.

Set under the stairs with two piece suite, pedestal wash hand basin with deep display shelf and w.c. Wood panelling to dado height. Tiled flooring.

Lounge

5.92m x 4.34m (19'4" x 14'2") approx.

An attractive room with bay window frontage boasting a large wooden surround fireplace with working fire. Recessed alcoves on either side with display shelving. Deep decorative cornicing and a stunning chandelier are some of the traditional features in this room. Stripped wood flooring.



Dining Room

5.40m x 3.63m (17'7" x 11'9") approx.

A well proportioned versatile room with deep coving and marble fireplace with working fire. There is a decorative ceiling rose. Picture window to courtyard. Built-in Welsh type dresser. Ample space for a range of formal dining furniture. Wooden flooring.

Dining Kitchen

6.77m x 3.38m (22'2" x 11'0") approx.

Set to the rear of the property, this is a cosy room with a large inglenook fireplace with working coal burning stove and decorative tiles behind. Ideal for sitting or as an informal dining area. The kitchen has a range of display shelving, wall and base units incorporating five ring gas hob, double oven, stainless steel extractor canopy with glass splashback and sink set under the window. The free standing fridge and dishwasher may be available by separate negotiation. Half glazed decorative door to the rear gives access to the rear hallway and utility room. Slate tiled flooring.

Rear Hall

2.08m x 0.93m (6'8" x 3'0") approx.

Accessed from the kitchen with large storage cupboard and stable type door leads to the lower courtyard. Slate tiled flooring.



Utility Room

3.32m x 2.20m (10'8" x 7'2") approx.

Plumbed for white goods and has ample room for storage.

Upper Hall

7.87m x 2.20m (25'8" x 7'2") approx. at widest

Accessed via a carpeted staircase with wooden handrail and wrought iron bolster. The mezzanine floor gives access to two large storage cupboards and the principal bedroom. The stairs to the first floor give access to all the remaining accommodation and a further large walk-in storage cupboard.

Principal Bedroom and En Suite

3.82m x 3.44m (12'5" x 11'2") approx.

With velux and picture window, this is a light and airy room with wooden flooring. One wall has fitted wardrobes with concealed door leading to the en suite bathroom. Exceptionally large and bright **En Suite Bathroom** (4.73m x 3.32m (15'5" x 10'9") approx.) benefitting from large window to the rear. Fitted with four piece suite comprising of centrally located bath with claw feet and handheld shower attachment, corner shower with aqua panelling, pedestal wash hand basin and w.c. A nice feature is the exposed granite wall with shelf with uplighting underneath. Small access to attic area. Tiled flooring.



Bedroom 2

5.10m x 3.79m (16'7" x 12'4") approx.

Decorated in neutral tones with bay window to the front of the property making this feel a bright room. Deep coving and wooden flooring.

Bedroom 3

4.16m x 3.66m (13'6" x 12'0") approx.

Set to the rear of the property with window overlooking the garden. Working cast iron fireplace. Neutrally decorated with ample room for free standing furniture.

Bedroom 4

4.16m x 2.37m (13'6" x 7'8") approx.

Another good sized double front facing bedroom. Wooden flooring.

Shower Room

2.47m x 1.59m (8'1" x 5'2") approx.

Contemporary shower room with double walk-in shower with drench showerhead and additional handheld attachment. Pedestal wash hand basin and w.c. Opaque window to side.

Attic

Accessed from the upper hall, a staircase leads to the large attic space.

Outside

To the front of the property is a wrought iron fence with tiered garden with granite steps to the front door. To the rear, the garden is split into a courtyard accessed from the path at the side of the house or the rear door. Steps lead to the upper garden with wooden shed, lawn, mature shrubs and vegetable boxes. Trees give added privacy to the garden.

Location

Torry is a thriving community which is separated from the heart of Aberdeen by the River Dee. There is a choice of primary schools and secondary education. A wide range of shops are available locally and there is an active social and recreational life with facilities ranging from a swimming pool, community centre and golf course. The city centre is within easy walking distance and is well served by public transport.

Notes

Gas central heating. Double glazing. EPC=E. All fitted carpets, window shutters, light fittings and integrated white goods are included in the sale. The curtains, washing machine, freezer and dishwasher may be available by separate negotiation.

Viewing

Please telephone 07929 527930 or 07798 712474 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/SS/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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