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**33 SALISBURY TERRACE, ABERDEEN, AB10 6QG**



**Traditional Granite Mid Terraced Three Public/Five  
Bedroomed Dwellinghouse with Single Garage**

OFFERS OVER  
**£399,000**



## Accommodation Overview

**Entrance Vestibule, Hall, Lounge, Family Room, Dining Room, Kitchen. First Floor: Hall, Three Double Bedrooms and Shower Room. Upper Hall: Two Double Bedrooms, Study/Office and Bathroom. Single Garage.**

In a prime residential area this traditional granite mid terraced three public five bedroomed dwellinghouse with single garage offers an enviable level of adaptable family accommodation over three floors. Boasting a wealth of period detail including high ceilings with ornate cornice, elegant public rooms with lovely fireplaces and traditional panel doors and fascia, the subject benefits from gas fired central heating and double glazing. Upon entering from the vestibule there is a welcoming hallway with a deep walk-in store. There is a lovely lounge with bay window and a family room with French doors to a sheltered rear patio. The dining room is on semi open plan with a well fitted kitchen. On the first floor there are three double bedrooms and a shower room while the upper floor provides two double bedrooms, a study/office and bathroom. Outside the well established garden grounds are to the rear fully enclosed and a rear lane gives access to the single garage with electric up and over door. Viewing is genuinely recommended.





## Entrance Vestibule

**2.43m x 2.14m (7'11" x 7'0") approx.**

Entered from a substantial security locking door with decorative stain glass surround, the vestibule has built-in cupboards for outdoor wear and traditional Tesoro floor tiles.

## Hall

**3.88m x 2.61m (12'8" x 8'6") approx. main area**

A welcoming hallway with a lovely traditional staircase with turned wooden handrail and attractive cast iron balustrade rising to the upper floor. There is a deep walk in storage cupboard which is thought could be converted into a cloakroom subject to obtaining permission.

## Lounge

**5.84m x 4.78m (19'1" x 15'8") approx. into bay and alcove**

This elegant room has a bay window to the front affording great natural light and period detail including high ceiling with ornate plaster cornice, plaster freeze ceiling rose, picture rail and double skirting. A lovely focal point is the slate fireplace with decorative tiles and inset gas fire. There are two alcoves with shelving to either side of the fireplace.



## Family Room

**5.12m x 3.52m (16'9" x 11'6") approx.**

Generously proportioned this adaptable room has double French doors opening to a secluded patio providing continuous living from indoor to out. Within a feature decorative wall there is a built-in traditional style dresser with glazed doors and the room enjoys a high ceiling with picture, ceiling rose and deep skirting.

## Dining Room

**3.44m x 3.23m (11'3" x 10'7") approx.**

A further adaptable room with a tall window overlooking the rear. There is a built-in shelved cupboard and a large doorway to:

## Kitchen

**6.58m x 1.62m (21'7" x 5'3") approx.**

Fitted with an excellent range of units incorporating drawer units, glazed display units, shelving and ample worktops with splashback tiling and a 1.5 bowl sink with drainer and mixer tap. There is an integrated double oven/grill, a gas hob with concealed extractor hood, washing machine and dishwasher. Note: Appliances in working order but condition not guaranteed. Two windows overlook the rear and a part glazed uPVC door gives access to the garden.

## First Floor Hall

**3.61m x 1.05m (11'10" x 3'1") approx.**

Traditional doors give access to the accommodation and to a deep walk-in store which has shelving for towels and linen.



## Master Bedroom

**5.72m x 3.96m (18'9" x 13'0") approx. into bay**

A lovely master bedroom with a bay window to the front which has cushioned seating below and concealed storage. There is floral décor, a high ceiling with ceiling rose and ornate cornice along with double skirting. An extensive range of built-in bedroom furniture provide great storage and include wardrobes, beside drawer units and bridging cupboards.

## Double Bedroom

**4.90m x 4.69m (16'1" x 15'4") approx.**

With a tall window enjoying a pleasant open outlook over the garden grounds and beyond this is a great sized double bedroom with ample space for freestanding bedroom furniture. The traditional features continue in this room with a high ceiling with coving, ceiling rose and deep skirting.

## Double Bedroom

**3.38m x 3.06m (11'1" x 10'0") approx.**

Currently used as an office and overlooking the front this room has neutral décor and a shelved alcove. High ceiling with plaster cornice and deep skirting.



## Shower Room

**2.61m x 2.30m (8'6" x 7'6") approx.**

With an opaque window to the rear and fitted with a w.c. with concealed cistern and wash hand basin built into a range of white high gloss vanity units providing cupboard and drawer storage. To one corner are wall mounted mirror cabinets and there is a corner shower unit with mains thermostatic shower. The shower unit is extensively tiled and the tiles continue to all walls. Contemporary tall heated towel rail radiator.

## Upper Hall

The staircase winds upwards to this upper hallway which has a glazed ceiling light and a hatch to the loft space. Traditional doors give access to the accommodation.

## Double Bedroom

**3.93m x 3.58m (12'10" x 11'9") approx.**

A large picture window enjoys views to the rear and has ceiling lie ins to either side.



## Double Bedroom

**3.91m x 3.03m (12'10" x 9'1") approx.**

With a Velux window to the front this room can accommodate a double bed but is ideal as a single bedroom. There is a deep ceiling lie-in.

## Study/Office

**3.03m x 1.70m (9'11" x 5'6") approx.**

Ideal for those working from home and with a Velux window to the front.

## Bathroom

**2.93m x 1.68m (9'7" x 5'6") approx.**

Fitted with a pedestal wash hand basin, w.c. (currently non-functional) and a bath. There is an electric shower over the bath with extensive tiling to the shower area. A window to the rear affords natural light.

## Single Garage

Accessed from a rear lane the garage has power and light and an up and over electric door.



## Outside

To the front the garden is bound by a low granite wall and laid to grass with flower beds. To the rear the garden is fully enclosed making it ideal for those with young children or pets. There is a traditional wall and to the rear a pathway leads to a gate and to the rear lane giving access to the garage. The main area of the garden is laid to grass, there are deep well stocked flower beds and a lovely sheltered patio for dining al fresco adjacent to the property.

## Notes

Gas fired central heating. Double glazing. EPC=E. Property to be sold as seen.

## Viewing

Please telephone 07826 843112 or the Selling Agent's Aberdeen Office.

## Office Reference: WDB/AM/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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