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INGLENEUK, 14 FOREST AVENUE, ABERDEEN, AB15 4TG



**Traditional Two Public/Four Bedroomed Semi
Detached Dwellinghouse in Popular West End**

OFFERS AROUND
£370,000

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Accommodation Overview

Entrance Vestibule, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility Room, Double Bedroom and Cloakroom. Upper Floor: Three Bedrooms and Family Bathroom. Attic. Gardens.

With an abundance of period detail throughout and located within one of the most sought after areas of Aberdeen's popular West End, in walking distance of a range of amenities and respected schooling, we are delighted to offer for sale this impressive semi detached family home with two public rooms and four bedrooms. Spanning two floors, this traditional granite property comprises a welcoming entrance vestibule and reception hall which leads through to an elegant lounge with bay window and continues onto the formal dining room and large dining kitchen with handy utility room off. Completing the ground floor is a double bedroom with washing facilities and practical downstairs cloakroom. Continuing to the first floor, there are three good sized bedrooms and a family bathroom. Outside is a fully enclosed rear garden which has borders of mature shrubs and plants to provide seasonal colour and is relatively low maintenance. Early viewing is genuinely recommended to appreciate the lovely period detail, generous accommodation and convenient location on offer.



Entrance Vestibule

A traditional timber panel door with stained glass name plate above leads into this large vestibule which has lots of nice features including original tiled flooring and corning. A low level cupboard conceals the fuse box and electric meter.

Reception Hall

Natural light is allowed to continue into the reception hall through a large window and partially glazed door which both feature traditional etched glass detail. The hall has neutral tones with carpeting and corning. A low level cupboard provides some understair storage. Telephone point. Smoke alarm.

Lounge

5.69m x 5.41m (18'8" x 14'9") approx.

This elegant lounge has an impressive bay window to the front which allows for an abundance of natural light to complement the room. A traditionally styled fireplace with ornate mantle and marble surround and hearth with electric fire inset is a lovely focal point to the room and original features include decorative corning, pillars and ceiling rose. TV point. Telephone point.

Dining Room

13'3" x 10'9" (4.06m x 3.30m) approx.

This formal dining room is perfectly positioned for entertaining being just off the kitchen. The proportions allow for associated furnishings.



Dining Kitchen

4.93m x 3.12m (16'2" x 10'2") approx.

With access to the garden, the fitted kitchen is to the rear and has space for everyday dining. It has an excellent range of base and wall units in solid wood edged with splashback tiling and topped with co-ordinating roll top work surfaces incorporating a stainless steel sink with double drainer. The integrated appliances include a five ring gas hob with extractor above, double oven, dishwasher and fridge. Insulation recently added to kitchen roof space.

Utility Room

2.69m x 1.83m (8'9" x 6'0") approx.

Off the kitchen is this practical utility room with fitted wall units and space for white goods. A large cupboard provides storage and the boiler is located here, this was installed in 2019 and is under guarantee.

Bedroom 4

3.97m x 3.45m (13'0" x 11'3") approx.

Overlooking the rear is this well proportioned double bedroom with excellent fitted storage which includes three double wardrobes, drawers and vanity unit with wash hand basin built-in. There is also a corner shower with electric Triton unit and the décor is in neutral tones with carpeting and corning. Telephone point. TV point.



Cloakroom

1.82m x 1.27m (5'11" x 4'1") approx.

This handy cloakroom has a w.c. and wash hand basin with storage underneath and splashback tiling.

Upper floor

A traditional staircase with decorative balustrade and turned spindles curves round to the upper floor where the open landing gives access to the remaining accommodation. A skylight allows natural light into the space complementing the lovely original features. A hatch with fitted ladder gives access to the extensive attic space (**6.92m x 4.74m (22'8" x 15'7") approx.**) which could possibly be utilised for extension after obtaining the necessary permissions. Smoke alarm. Insulation under the attic floorboards has recently been installed.

Bedroom 1

5.73m x 3.79m (18'9" x 12'5") approx.

With a stunning bay window overlooking the front, this impressive bedroom is flooded with natural light which enhances the soft neutral décor and ornate corning. Excellent storage is provided by a wall of fitted wardrobes, which also incorporates drawer storage and there is a wash hand basin. TV point.



Bedroom 2

3.82m x 3.49m (12'6" x 11'5") approx.

Enjoying a peaceful rear aspect, this double bedroom has ample space for required furniture. The décor is once again in neutral tones with traditional arched alcoves and cornicing. A wash hand basin has splashback tiling and wall mounted mirror above. TV point.

Bedroom 3

3.49m x 2.58m (11'5" x 8'5") approx.

This final double bedroom overlooks the front and has soft décor and carpeting. There is ample space for free standing furniture as required. TV point.

Bathroom

3.26m x 1.93m (10'8" x 6'3") approx.

To the rear, this very generous family bathroom has a three piece white suite which includes a w.c., wash hand basin with storage under and bath with electric Mira shower above and glass screen. Finishing touches include extensive splashback tiling and aqua panelling, vinyl flooring and wall mounted mirror. Extractor. Shaver point.



Outside

To the front, the garden is mostly laid with low maintenance gravel chips interspersed with borders of flowering shrubs and plants for seasonal interest and colour. The mature yet low maintenance rear garden is fully enclosed and screened by a high wall providing some shelter and privacy. A paved patio has drying facilities and leads onto an area of gravel where there is a timber summerhouse. A border stretches the length of the garden and is planted with well established shrubs and trees. Water tap and garden shed.

Location

Forest Avenue lies just off Great Western Road which is a sought after residential area with reputable nursery, primary and secondary schools in the area. Local shops, cafes and delicatessen are close by and the city centre is only some 10 minutes walk from the property. Regular public transport is readily available to many parts of the city and the property enjoys easy access to Anderson Drive, therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and the Aberdeen Airport.



Notes

Gas central heating. Double glazing. EPC=D. The subjects will be sold inclusive of fitted floor coverings, light fittings, curtains and blinds as seen, along with all integrated appliances.

Viewing

Please telephone 07811 778552 or the Selling Agent's Aberdeen office.

Office Reference: WDB/SI/AM/Aberdeen

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