

25 Grampian Road
Torry, Aberdeen AB11 8ED





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Immaculate mid terraced granite dwellinghouse

Offers over £190,000

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Commanding an elevated position in a popular residential street within easy reach of local amenities this immaculate mid terraced granite dwellinghouse is offered for sale. The property has been extended and upgraded by the present owners to create a warm and comfortable family home with many fine and interesting features including double glazing, gas fired central heating and beautifully maintained gardens to the front and rear. The warm and comfortable lounge is located to the rear of the property and is on open plan with the dining room/kitchen which has French doors leading to the rear garden. The kitchen area is fitted with a range of stylish wall and base storage units with co-ordinating worktops. Also forming part of the ground floor is a double bedroom with bay window to the front and the luxury fitted bathroom. On the first floor there are two good sized double bedrooms and a shower room with modern white suite and velux window. There are steps leading up to the front door of the property and a well tended garden laid in mature shrubs. The immaculate terraced garden to the rear has a paved patio, drying green, lawn and barbeque area. All carpets, blinds and light fittings along with the oven, hob, integral fridge and washing machine

will be included in the sale. This would be an excellent purchase for those looking for an affordable "ready to move into" granite home and internal inspection is recommended to fully appreciate the many fine features on offer.

Location

The historic district of Torry offers a wide range of local amenities including shopping facilities, public transport services, municipal golf course, community centre and sports centre. Torry has easy access to the Altens and Tullos Industrial Estates.

Directions

To reach the property travel south along Market Street and cross the Victoria Bridge. Proceed on to Victoria Road and proceed straight ahead at the two sets of traffic lights. Turn second right into Grampian Road and No 25 is on the left hand side.

Accommodation

Vestibule

UPVC entrance door. Glazed door to hall. Full length cupboard with hanging rail and shelving.

Hall

Staircase to upper floor. Radiator. Pine Ceiling. Under stair cupboard providing ample storage.



SIMPSON & MARWICK SOLICITORS

Lounge (12'6 x 12'5) (3.81m x 3.78m) approx
A warm and comfortable room with access to the dining room/kitchen. Living flame as fire on raised tiled hearth. Neutral decor.

Dining Room/Kitchen (16'3 x 10'7) (4.95m x 3.23m) approx
A bright and spacious room with windows and French doors to the rear drawing in a great deal of natural light. Tiled floor. Roller blinds. Vertical blinds. Kitchen area is fitted with a range of stylish wall and base storage units with co-ordinating worktops. Stainless steel sink unit with drainer and mixer taps. Stainless steel gas hob, electric oven and extractor hood. Integral fridge. Washing machine. Neutral decor.

Bedroom (12'4 x 12'3) (3.76m x 3.73m) approx
Double bedroom with single glazed bay window to the front. Vertical blinds. Radiator. Neutral decor.

Bathroom
Luxury fitted bathroom with modern white suite comprising shower bath, wc with concealed cistern and wash hand basin with mixer tap. Electric shower over bath. Glass shower screen. Tiled floor. Display area and fitted mirror. Extractor fan. Aqua panelling behind bath. Range of downlighters.

First Floor

Hall
Access to storage loft.

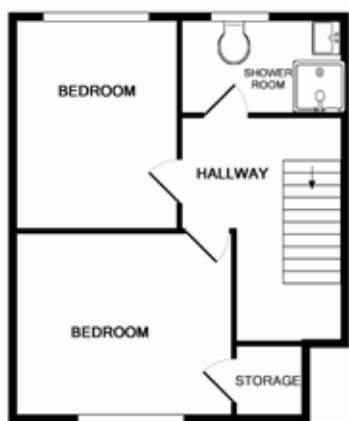
Bedroom (12' x 9'6) (3.68m x 2.90m) approx
Spacious double bedroom with window overlooking the rear garden. Vertical blinds. Fitted wardrobe with hanging rail and shelf. Radiator. Neutral decor.

Bedroom (12'11 x 10'6) (3.94m x 3.20m) approx
Another good sized double bedroom with window to the front. Large fitted wardrobe with hanging rail and shelving. Recessed area. Large fitted cupboard with access to eaves. Radiator. Neutral decor.

Shower Room
Fitted with a modern white suite comprising wc with concealed cistern, wash hand basin set into vanity unit and corner shower cubicle with glass door and electric shower. Velux window drawing in a great deal of natural light. Range of fitted storage cupboards. Large fitted mirror. Range of downlighters.

Outside
The garden to the front is stocked with a wide range of mature shrubs and plants. Steps lead from the pavement to the front door.

The immaculate fully enclosed terraced garden to the rear has a paved patio with steps leading to a lawn area with flower beds. An ivy clad archway leads to a further lawn area with rowan tree and a further seating area with paving and pergola. The greenhouse and garden shed will be included. There is a barbeque area and drying green.



1ST FLOOR



GROUND FLOOR



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Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its' present state of repair.

Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers.

The seller shall not be bound to accept the highest or, indeed, any offer. These particulars do not form part of any contract. Whilst every effort has been made to ensure their accuracy the statements or plans contained herein are not guaranteed not to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any Regulations. Intending purchasers should satisfy themselves with regard to these matters.

Winner of the Residential Property Team of the Year Award. The Scottish Legal Awards 2008.