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LAW PRACTICE

154 Osborne Place, Aberdeen, AB25 2DU
£165,000 offers over

Property summary

We are delighted to offer for sale this attractive **self-contained one bedroom ground floor flat** boasting numerous period features situated in a sought after tree lined street in the west end of Aberdeen. The property benefits from gas central heating, with combi-boiler, uPVC double-glazing throughout and an interlinked fire alarm system. The generous accommodation on offer comprises of an Entrance Vestibule, L-shaped Hallway, an attractive Lounge, a charming Dining Kitchen, Utility Room, Double Bedroom and Bathroom. Externally there is a small gravelled garden area to the front. To the rear is a further gravelled garden area and exclusive coal cellar. Shared access to side path leading to street. Two parking permits may be applied for from Aberdeen City Council.

Viewing is highly recommended to appreciate this property with its period features.

Location Osborne Place is a pleasant tree lined street forming part of a conservation area in the west end of the city with a good range of amenities in the vicinity including excellent shopping facilities at Rosemount, public transport services and the business communities on Carden Place and Albyn Place. There are a number of restaurants, bars and cafes in the area. The city centre with all its associated amenities is within easy walking distance.

(Other Information)

Included in the price are all carpets, floorings, curtains, light fitments and white goods as detailed. Certain items of furniture may be purchased by separate negotiation.

From Union Street travel west on to Alford Place. Take the second exit to the right on to Rubislaw Place then left on to Albert Street. Cross over traffic lights past side of converted church and lane. Then take next left on to Osborne Place. No. 154 is situated at the far end on the right hand side.

Full details

Entrance Vestibule: A solid wood door, with a stained glass panel above, opens into the Entrance Vestibule. Cupboard housing the electric circuit meter and smart meter. Original tiled flooring. Dado rail. Light at door. Key hooks. A wooden door with glass panel and frosted glass panel above, opens into the L-Shaped Hallway.

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: D

L- Shaped Hallway: Under-stairs cupboard providing good walk-in storage with power and light. Fitted carpet. Original wooden skirting boards. Single radiator. Two central light fitments. Original wooden panelled doors lead to the other rooms.

Lounge: 5.19m x 3.76 (17’ x 12’4”) at longest approx. A most attractive Lounge benefitting from a bay window, with curtains, to the front and a number of period features including a feature wooden fireplace with fitted extending candle holders, art deco style insert and decorative tiled side panels. Two alcoves fitted with wooden shelved cabinets. Fitted carpet. Original wooden skirting boards. Double radiator. Picture rails. Central light fitment. Cornicing. TV point. Telephone point.

Dining Kitchen: 4.54m x 3.57m (14’11” x 11’9”) at longest and widest approx. A contemporary charming fitted Dining Kitchen comprising fitted base and wall units, including display cabinets and pull-out larder storage, which co-ordinates with the original wood flooring, and with granite effect rolled worktops. One wall unit houses the Potterton Promax combi-boiler. Integrated Bosch oven and electric hob with concealed extractor fan. Integrated fridge freezer. Sharp microwave to remain. A generous dining area is also provided. Window, with curtain and net curtain, overlooking the rear garden. Original wooden skirting boards. Double radiator. Dado rail. Central light fitment. Cornicing. Original wooden panelled door leading to the Utility Room.

Utility Room: 2.38m x 1.62m (7’10” x 5’4”) at widest approx. Same base unit as Dining Kitchen with dark grey rolled worktop. Stainless steel sink and drainer with mixer tap. Frosted glass window. White ceramic tiled flooring. Central light fitment. Beko washing machine and slimline Hotpoint dish washer to remain. Wooden door, with key hooks, leading to rear garden.

Double Bedroom: 4.18m x 2.51m (13’8” x 8’3”) approx. Window, with curtains and net curtain, overlooking the rear garden. Fitted carpet. Original wooden skirting boards. Double radiator. Central light fitment. Cornicing. Ample space for free standing furniture. TV point. Telephone point.

Bathroom: 2.49m x 1.43m (8’2” x 4’8”) approx. Three-piece white suite with WC, wash hand basin and bath with wall mounted Mira Sport shower and shower curtain. Frosted glass window. White ceramic tiled flooring. White ceramic tiles at bath/shower and wash hand basin. Single radiator. Central light fitment. Wooden medicine cabinet. Usual fitments to remain.

(Outside)

Externally there is a small gravelled garden area to the front. To the rear is a further gravelled garden area and exclusive coal cellar. Shared access to side path leading to street. Two parking permits may be applied for from Aberdeen City Council.

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Availability: For Sale

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Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

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