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LAW PRACTICE

24 Burnett Place, Aberdeen AB24 4QD
£239,000 offers over

Property summary

We are delighted to offer for sale this superb **granite built four-bedroom, with box room, "double-upper" flat**, situated in a quiet residential area of Aberdeen. The property is in good order and sustains great character throughout. All rooms have the original pitch-pine doors. The Lounge and the Dining Room have natural wood flooring, which has been varnished. The first-floor hallway has parquet wooden tiles. The Kitchen, Utility Room, Family Bathroom and Shower Room have ceramic tiled floors, with all other rooms having fitted carpets. The property has gas central heating and uPVC double glazing throughout.

The accommodation on offer comprises of an Entrance Staircase leading to the first-floor rooms, which consist of a spacious Lounge, spacious Kitchen, with breakfast bar, Utility Room, Dining Room, Double Bedroom, Family Bathroom and Shower Room. The staircase continues upwards to the upper floor, where there are three Double Bedrooms and a Box Room/Study. Outside there are front and rear gardens areas, with exclusive areas to the flat. There are also three basement cellars exclusive to the flat. On street parking is available.

Location Burnett Place is a very quiet street, comprising similar types of properties, which have good local amenities, as well as a superb public transport system to the airport, rail and bus stations and the city centre. This family home overlooks Kittybrewster Primary School and Kittybrewster Bowling Club, making it ideal home for all ages. The walled rear garden adds security, as well as being child-safe and animal-safe, ideal for the growing family. It is convenient for Aberdeen University as well as not far from Aberdeen Royal Infirmary.

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

Travel along George Street and continue straight ahead at the traffic lights onto Powis Terrace. Continue through the next set of traffic lights and follow the road round until it merges with Great Northern Road. Take the second left onto Burnett Place and No 24 is located on the left-hand side of the road.

Full details

(First Floor)

Entrance Staircase: A white uPVC door with stained glass window opens into the Entrance Staircase. Original tiled flooring. Central light fitment. Coat hooks. Fully carpeted staircase with traditional wooden handrail leads up to the first-floor rooms. Large window with stained glass section to the side.

Type: Flat

Availability: For Sale

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: E

Inner Hallway: Parquet wooden tiles. Single radiator. Central light fitment. Original pitch-pine doors lead to the first-floor rooms.

Lounge: 4.90m x 3.96m (16'3" x 13") approx. Situated at the front of the property this impressive room features a large bay window, with curtains, making the room very bright, and providing an imposing focal point. To one wall there is an open gas coal effect feature fireplace with a traditional mantelpiece and tiles. Alcoves to either side. Original wooden floor and skirting boards. Double radiator. Traditional cornicing augmented by a ceiling rose. Central light fitment (light shade to be removed). Wall lights in alcoves and along the wall.

Kitchen: 4.01m x 3.43m (13'2" x 11'3") approx. This exceptionally spacious Kitchen has a breakfast bar with three high chairs. There are ample fitted white gloss wall and base units with contrasting worktops and elegant green splash back tiles. There is a peninsula unit housing the 1 ½ stainless-steel sink and drainer, and storage cupboards and drawers. There is a small cupboard and further storage space above the door. A large window with roller blind overlooks the rear garden area making the room warm, bright and inviting. Ceramic floor tiles. Single radiator. Central light fitment. Included in the price are the Cannon cooker with oven/grill and four ring gas hob, the AEG dish washer and fridge. Pitch pine door leads to the Utility Room and a pitch pine door with decorative glass leads to the Dining Room.

Utility Room: 4.47m x 1.14m (14'8" x 3'9") approx. To the rear of the Kitchen there is a good-sized Utility Room with wall and base units with contrasting work tops plus additional storage space. Stainless steel sink and drainer. Window overlooking rear garden areas and Velux window. Ceramic tiled flooring. Central light fitment. Plumbed for a washing machine and space for tumble dryer, fridge and fridge freezer. A rear stair giving access to the garden is accessed through a door from this room.

Dining Room: 3.71m x 2.87m (12'2" x 9'5") approx. Accessed from the first ?oor Inner Hallway and from the Kitchen, the characterful room provides ample space for a large dining table. A large window with curtains overlooks the rear garden area which makes this room particularly quiet and peaceful. Original wooden floor. Single radiator. Traditional cornicing augmented by a ceiling rose. Ornate central light fitment.

Double Bedroom One: 3.40m x 2.95m (11'2" x 9'8") approx. Window with curtains overlooking the front garden. Integrated unit comprising a desk, bookshelves and storage cupboard and make an ideal study-bedroom. Fitted carpet. Single radiator. Central light fitment.

Family Bathroom: Situated on the landing at the foot of the stairs between the first and upper floors, this elegant Family Bathroom has a white three-piece suite with a WC, wash hand basin and a corner bath with a wall mounted instant electric shower and a retractable screen. Frosted glass window provides excellent lighting. Black and white contrasting ceramic tiles on floor and

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walls. Single radiator. Central light fitment set in black panelled ceiling. Mirrored medicine cabinet. Usual fitments to remain.

Shower Room: The shower room is an additional benefit in a house of this size. White two-piece suite with saniflo WC and wash hand basin set in a vanity unit. Shower cubicle with an instant power shower and sliding door. Aqua panelling to ceiling height at shower and splashback at wash hand basin. Ceramic tiled flooring. Single radiator. Recessed spotlights set in pine panelled ceiling. Mirrored medicine cupboard. Usual fitments to remain.

Upper Staircase: Leading to the upper ?oor of the property, the staircase is fully carpeted with metal spears and a traditional wooden handrail. Single radiator.

(Upper Floor)

Upper Hallway: Fitted carpet. Central light fitment. Original pitch-pine doors lead to the upper floor rooms. Access to fully insulated loft.

Double Bedroom Two: 4.09m x 3.56m (13'5" x 11'8") approx. A well-proportioned Double Bedroom with a window, with curtains and roller blind, overlooking the rear garden areas. Fitted bedroom furniture. Fitted carpet with carpet square. Single radiator. Central light fitment. Large wardrobe to remain.

Double Bedroom Three: 3.86m x 3.61m (12'8" x 11'10") approx. Large dormer window with roller blind overlooking the rear garden areas. Small storage cupboard. Fitted bookshelves and shelving. Fitted carpet. Single radiator. Central light fitment.

Double Bedroom Four: 4.09m x 3.61m (13'5" x 11'6") approx. Double Bedroom to the front of the house with **c**oombed ceilings and a Velux window. Fitted carpet. Double radiator. Central light fitment.

Box Room/Study: 3.51m x 1.95m (11'6" x 6'5") approx. A small room to the front of the house with coombed ceilings and Velux window with roller blind. Built-in wooden bookshelves. Fitted carpet. Single radiator. Wall light. Access to eaves storage space.

(Outside)

To the rear of the property there are good-sized garden areas, set to lawn, with ?ower beds surrounding. The garden is fully enclosed by a high stone wall, making it particularly private and secluded and it is something of a suntrap. There is a paved area making it suitable for a garden table and chairs for having a summer drink or eating *al fresco.* The drying green is shared with the downstairs neighbour. The strip of grass to the left of the drying green is exclusive to this

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property and is a perfect barbeque area.

There are three basement cellars belonging exclusively to the property, with locked access. There is a large cellar to the front which can be used as a workshop, a smaller one formerly used as a bike and luggage shed, and a third one providing ideal storage areas for garden implements. The basement is accessed from the rear by the back staircase and from the front by a stairway at the front of the property going down to a passageway, wide enough for storing bins.

On street parking is available.

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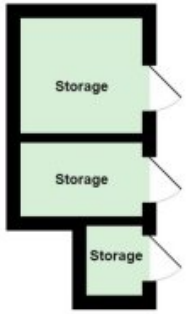








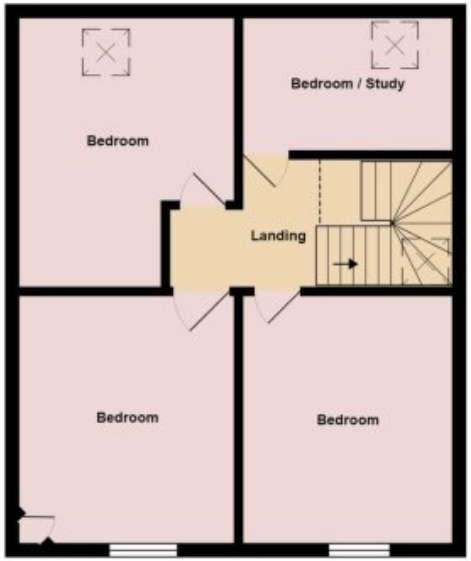
24 Burnett Place



Basement



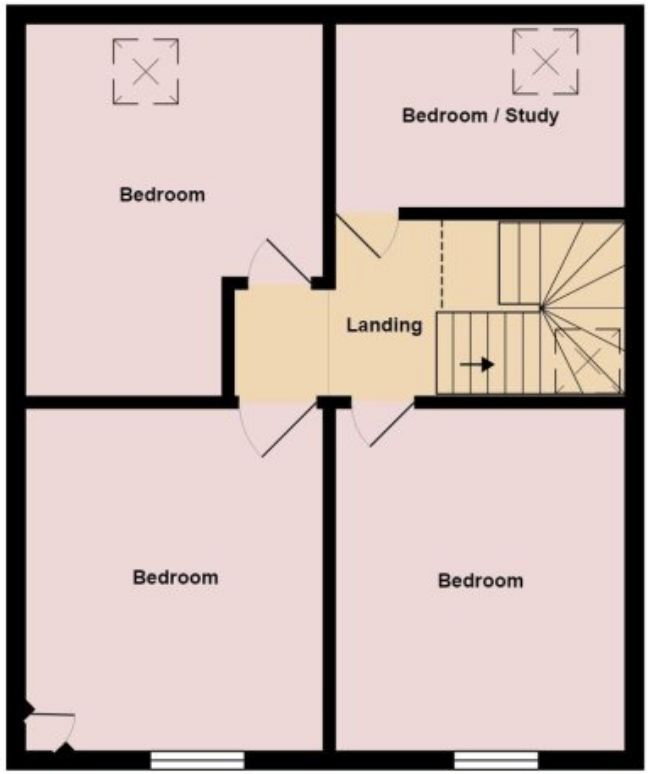
First Floor



Second Floor


Lounge
Bedroom
Shower Room
Hall
Stairs
Bathroom
Kitchen
Dining Room
Stairs
Utility Room

First Floor



Second Floor

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