

grantsmith
LAW PRACTICE

320 Great Western Road, Aberdeen AB10 6PL

£199,000 any reasonable offer

Property summary

We are delighted to offer for sale this extremely spacious and well presented **two bedroom top floor flat** forming part of a well maintained traditional granite building within the popular West End of the City. The property has been comprehensively refurbished and upgraded by the current owner to provide a comfortable home which cleverly balances the original period features such as high ceilings, ceiling cornices, panelled doors and deep skirtings with contemporary styling. The décor is smart and modern and complimented by the choice of newly laid floor coverings. The property is mostly double glazed (the original sash and case windows have been restored) and has gas fired central heating.

The accommodation comprises L-shaped Reception Hallway providing access to all rooms, well proportioned Lounge with dual aspect windows and Living Flame gas fire, good sized Master Bedroom with En-Suite Shower Room and feature turret window, further good sized Double Bedroom with twin front facing windows, bright and spacious Dining Kitchen fitted with a range of newly installed fixtures and appliances including a breakfast bar and centrally located Bathroom with modern 3 piece suite including freestanding bath. All room sizes are generous. There is also a Utility Room/store on the mezzanine floor. The property enjoys open northerly and southerly views over the City from all windows. There is shared garden ground to the rear, mainly laid to lawn.

Location The property is located on Great Western Road at its junction with Forest Avenue and thus allows easy access to all parts of the City via the nearby ring-road. The area is an exceptionally desirable residential part of the City and is well served by nursery, primary and secondary educational facilities, delicatessens, restaurants and hotels. The property is within easy walking distance of the City Centre with a regular bus service available on Great Western Road.

(Other Information)

All fitted floor coverings and kitchen appliances (where listed) are included in the sale.

Travelling west on Union Street exit left into Holburn Street. Continue to the traffic lights and turn right into Great Western Road. Number 320 is located some way along on the right hand side at the junction with Forest Avenue.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: D

Full details

We are delighted to offer for sale this extremely spacious and well presented **two bedroom top floor flat** forming part of a well maintained traditional granite building within the popular West

End of the City. The property has been comprehensively refurbished and upgraded by the current owner to provide a comfortable home which cleverly balances the original period features such as high ceilings, ceiling cornices, panelled doors and deep skirtings with contemporary styling. The décor is smart and modern and complimented by the choice of newly laid floor coverings. The property is mostly double glazed (the original sash and case windows have been restored) and has gas fired central heating.

The accommodation comprises L-shaped Reception Hallway providing access to all rooms, well proportioned Lounge with dual aspect windows and Living Flame gas fire, good sized Master Bedroom with En-Suite Shower Room and feature turret window, further good sized Double Bedroom with twin front facing windows, bright and spacious Dining Kitchen fitted with a range of newly installed fixtures and appliances including a breakfast bar and centrally located Bathroom with modern 3 piece suite including freestanding bath. All room sizes are generous. There is also a Utility Room/store on the mezzanine floor. The property enjoys open northerly and southerly views over the City from all windows. There is shared garden ground to the rear, mainly laid to lawn.

Location The property is located on Great Western Road at its junction with Forest Avenue and thus allows easy access to all parts of the City via the nearby ring-road. The area is an exceptionally desirable residential part of the City and is well served by nursery, primary and secondary educational facilities, delicatessens, restaurants and hotels. The property is within easy walking distance of the City Centre with a regular bus service available on Great Western Road.

Type: Flat

Availability: For Sale

Bedrooms: 2

Bathrooms: 2

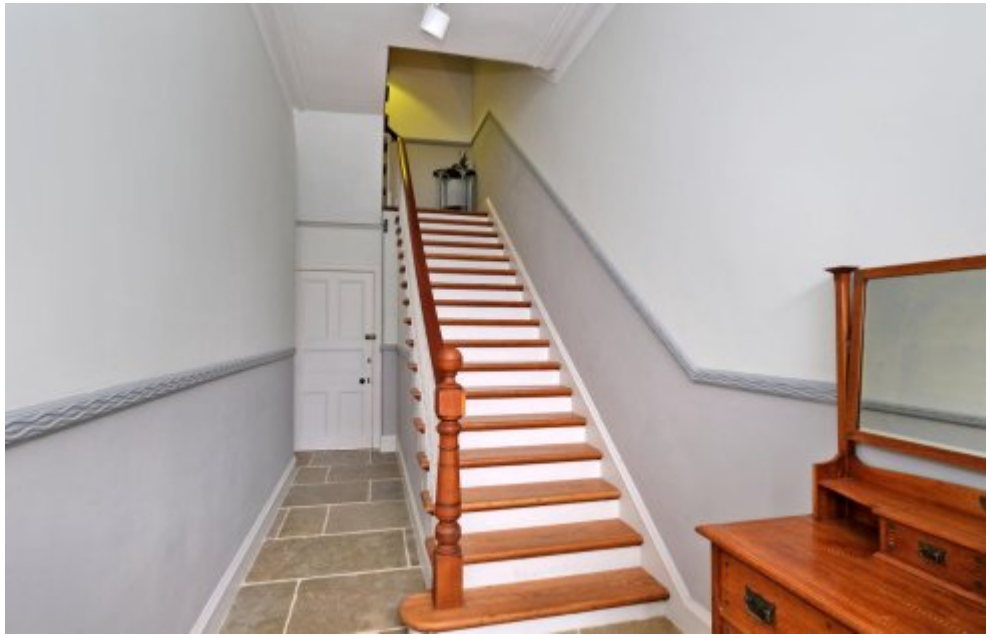
Reception Rooms: 1

Parking: On Road Parking

Outside Space: Rear Garden

Council Tax Band: D











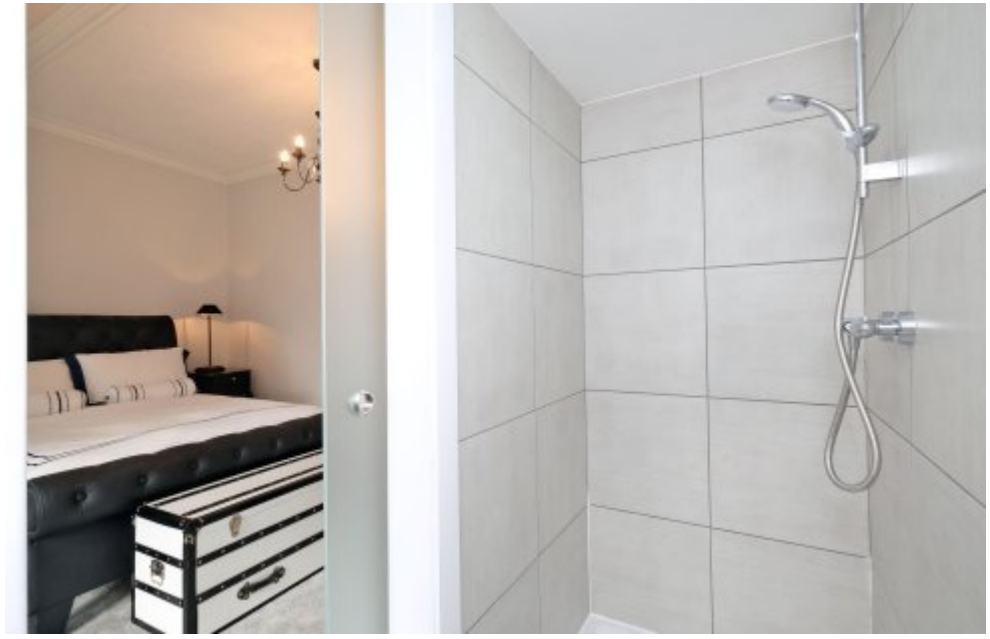














Why choose Grant Smith Law Practice

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.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE