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LAW PRACTICE

71 Forest Avenue, Aberdeen AB15 4TN
£199,000 offers over

Property summary

We are delighted to offer for sale this exceptionally spacious and well presented **one bedroom/two public self-contained gound floor flat** with conservatory and garage forming part of a 3 flatted building located within the popular West End of the City. The property has been refurbished and upgraded to provide a fully accessible comfortable home which cleverly balances the original period features such as the bay window in the Lounge, high ceilings, ceiling cornices and deep skirtings with contemporary styling. The décor is in neutral tones and complemented by the choice of floor coverings and natural wood panelled internal doors. The property is double glazed and has gas fired central heating. An intruder alarm has been fitted for added security.

The accommodation comprises Entrance Vestibule, L-shaped Reception Hallway providing access to most rooms, bright and spacious Double Bedroom with front facing bay window, well proportioned Lounge with double doors to the Conservatory, Conservatory glazed on 3 sides and overlooking the Rear Garden, centrally located Dining Room, stunning Dining Kitchen fitted with a range of modern fixtures and appliances including a breakfast bar, newly upgraded Wet Room and Rear Vestibule with Utility Area off. All room sizes are generous. The fully enclosed south-west facing Rear Garden accessed from the Conservatory is ideal for outside entertaining. There is also exclusive garden to the front and a single garage with rear lane access. All fitted floor coverings, blinds and kitchen appliances (where listed) are included in the sale.

Location Forest Avenue is a pleasant tree-lined street running between Great Western Road and Cromwell Road and thus allows easy access to all parts of the City via the nearby ring-road. The area is in 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 both Great Western Road and Cromwell Road.

Full details

Entrance Vestibule: Hardwood front door with glazed panel. Wooden floor. Meter cupboard. Ceiling cornice. Ceiling light. Multi-pane glazed door to Hallway.

Hallway: A good sized Reception Hallway providing access to most rooms. Fitted carpet. Radiator. Ceiling cornice and rose. Ceiling light. Ample power points.

Double Bedroom: 6.90m x 4.95m (22’8" x 16’3") approx. A large, well proportioned, Double Bedroom with bay window overlooking the front garden. Venetian blinds. Fitted carpet. Plaster cornicing with matching ceiling rose. Panelled window alcoves. Deep moulded skirtings. Built-in

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 2

Parking: Single Garage

Outside Space: Front Garden, Rear Garden, Shared Garden

Council Tax Band: E

wardrobes with further built-in alcove wardrobe providing considerable hanging and storage space. Ceiling light. Ample power points. Telephone point.

Lounge: 5.79m x 4.4m (19’ 0" x 14’9") approx. A well proportioned public room with glazed French Doors to Conservatory. Twin alcoves. Living Flame gas fire set on marble hearth with decorative wooden mantelpiece. Plaster cornicing with matching ceiling rose. Wooden floor. Radiator. Ample power points. TV aerial point. NB TV to be removed.

Conservatory: 3.65m x 2.87m (12’0"x 9’5") approx. A bright and spacious Conservatory glazed on 3 sides incorporating door to Rear Garden. Venetian blinds. Wooden floor. Wall lights. Ample power points. Dimplex heater.

Wet Room: 2.31m x 2.13m (7’7 x 7' 0") approx Recently upgraded with a white wc and wash-hand basin. Full ceramic wall and floor tiling. Opaque glass side facing window. Dual-head shower. Chrome ladder style heated towel rail. Large understairs storage cupboard housing the central heating boiler. Mirror fronted Medicine Cabinet. Extractor fan. Ceiling downlighters.

Dining Room: 4.16m x 3.65m (13’8" x 12’0") approx. Centrally located with window overlooking the Rear Garden. Venetian blinds. Fitted carpet. Shelved storage cupboard with further storage cupboard above. Ceiling downlighters. Wall lights. Ample power points. Radiator. Telephone point. Doors to Kitchen and Hallway.

Kitchen: 7.92m x 2.4m (26’0" x 8’0") approx. The kitchen was recently installed and is both stylish and well thought out. Twin windows overlooking the Rear Garden with further side facing window. Venetian blinds. Fully fitted with a range of quality base and eye level storage units with Cherrywood cabinets and contrasting dark granite effect worktops incorporating a breakfast bar. Ceramic tiles behind worktops. Slate floor tiles. Stainless steel sink and drainer with mixer tap. NEFF gas hob with stainless steel chimney style extractor hood above. Integrated NEFF combination oven/microwave with separate oven below. Integrated NEFF dishwasher. Integrated fridge with freezer drawer. Hotpoint washing machine. Twin radiators. Ceiling downlighters. Complimentary unit lighting and wall lights. Central heating timer. Ample power points. Doors to Dining Room and Rear Vestibule.

Rear Vestibule: Providing access to the back door and utility area. Slate floor tiles. UPVC part glazed back door. Shelved utility area with power and light. Simplicity tumble dryer. Hitachi upright fridge/freezer.

(Outside)

The front garden is mostly grassed with a central inset border and side borders stocked with mature plants and shrubs. Shared paved pathway to front door and side access path.

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Outside Space: Front Garden, Rear Garden, Shared Garden

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The fully enclosed south-west facing Rear Garden is paved for ease of maintenance and is ideal for outside entertaining. Shared drying green. A gate provides access to the garage.

Garage: A good sized single garage accessed from the rear lane. Up and over front door. Concrete floor and rear door to garden.

Type: Flat

Availability: For Sale

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 2

Parking: Single Garage

Outside Space: Front Garden, Rear Garden, Shared Garden

Council Tax Band: E

































71 Forest Avenue



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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