

grantsmith
LAW PRACTICE

86 Blenheim Place, Aberdeen AB25 2DY
£250,000 fixed price

Property summary

We are delighted to offer for sale this exceptionally well presented THREE BEDROOM SELF-CONTAINED GROUND FLOOR FLAT forming part of a two flatted granite building lying in a prime residential area in the West End of Aberdeen. The property retains many of its original period features such as high ceilings, bay window in the Lounge, pitch pine skirtings, door surrounds and decorative plaster cornices, all of which are complemented by the choice of décor and floor coverings – laminate wooden flooring throughout. The property has been well maintained by the current owner and is in first class order throughout, fully double glazed with gas fired central heating. The accommodation comprises, Entrance Vestibule, Reception Hallway providing access to all rooms, large Lounge with front facing bay window, bright and spacious Dining Kitchen fitted with a range of quality fixtures and appliances and ample space for a dining table and chairs, main Bedroom with window overlooking the Rear Garden, good sized Double Bedroom with side facing window, central Bathroom with 3 piece white suite and separate shower enclosure and further Double Bedroom with window overlooking the front garden. All room sizes are generous. There are well tended gardens, front and rear, with rear lane access to the single garage. All fitted floor coverings, blinds, and kitchen appliances (where listed) are included in the sale.

Blenheim Place is a pleasant tree-lined street running between Desswood Place and Carden Place within easy walking distance of the City Centre, Aberdeen Royal Infirmary and the Victoria and Westburn Parks. Good local shops are available at nearby Rosemount. The property lies within the catchment areas of Ashley Road Primary School and Aberdeen Grammar School and is within walking distance of the independent schools at Robert Gordons College, St Margaret's School for Girls and Albyn School. The location allows easy access to all parts of the City via the nearby ring-road.

Full details

Accommodation comprises:

Entrance Vestibule:

UPVC front door with fan light above. Wooden laminate flooring. Ceiling light. Double power point. Radiator. Leaded glass inner door to Hallway.

Reception Hallway:

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking, Single Garage

Outside Space: Front Garden, Shared Garden

Council Tax Band: F

A wide, welcoming, L-shaped Reception Hallway providing access to all rooms. Wooden laminate flooring. Ceiling cornice. Shelved storage cupboard. Radiator. Double power point.

Lounge: 16'5 x 13'4 approx.

A large, well proportioned public room with bay window overlooking the front garden. Window blinds. Wooden laminate flooring. Twin alcoves. Decorative ceiling cornice and central ceiling rose. Living Flame fire set in Adams style marble fireplace with matching hearth. Twin radiators. Ample power points. Twin ceiling lights operated by dimmer switch. NB Wall mounted TV to be removed.

Dining Kitchen: 18'4 x 11' approx.

A bright and spacious "dining kitchen" with windows to the rear and side. Window blinds. Fitted with a range of quality High Gloss black base and wall mounted units with inlaid wood worktops. Ceramic tiles behind worktops. Large island unit housing a ceramic hob. Twin ovens and chimney style stainless steel extractor hood. 1½ bowl sink and drainer with mixer tap. Laminate wooden flooring. Integrated SMEG dishwasher. Upright SMEG fridge/freezer. Central heating boiler housed in kitchen unit. Ceiling cornice. Twin ceiling lights with complementary unit lighting. Twin radiators. Wall mounted TV. Ample space for dining table and chairs. Glazed UPVC back door.

Bedroom 1: 12' x 10'5 approx.

The main Bedroom with window overlooking the Rear Garden. Window blind. Wooden laminate flooring. Radiator. Ceiling cornice. Good quality built-in wardrobes providing considerable hanging and storage space. Ceiling light. Ample power points.

Bedroom 2: 12' x 7'5 approx.

A good sized Double Bedroom with side facing window. Window blind. Laminate wooden flooring. Radiator. Ceiling light. Ample power points.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking, Single Garage

Outside Space: Front Garden, Shared Garden

Council Tax Band: F

Bedroom 3: 13’7 x 9’2 approx.

Another good sized Double Bedroom with front facing window. Original fireplace with cast-iron inset, decorative tiling and wooden surround. Shelved alcove. Ceiling cornice. Ceiling light. Radiator. Ample power points.

Bathroom:

Centrally located and fitted with a modern white 3 piece suite including a corner bath. Opaque glass side facing window. Fully tiled shower enclosure with mains shower. Extensive ceramic floor and wall tiling. Concealed cistern. Chrome ladder style heated towel rail. Ceiling downlighters.

Outside:

To the front, there are 2 exclusive areas laid to lawn which are surrounded by gravel borders with a central pathway to the front entrance.

To the rear, there is a well maintained, fully enclosed garden shared with the upper flat. Large paved patio adjacent to rear door, ideal for outside entertaining. Exclusive coal cellar. A further former wash-house, which is on 2 floors is shared with the ground floor exclusive to this property and presently used as a Home Laundry.

Garage:

Single garage with rear lane access.

General:

There is ample on-street parking available on Blenheim Place. Residents car parking permits are available from Aberdeen City Council.

Type: Flat Or Apartment

Availability: For Sale

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: On Road Parking, Single Garage

Outside Space: Front Garden, Shared Garden

Council Tax Band: F








































LAUNDRY
DE LUXE


























#FLAWLESS
#FLAWLESS

































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