

**27 North Silver Street,
Aberdeen, AB10 1RJ**

**Price Over
£359,000**

ASPC ref : 348831

 3  3  1 144 m² EPC **D** Council Tax Band **E**



Arrange a viewing

Below Home Report Valuation

 **01224-564636**

(Raeburn Christie Clark & Wallace)

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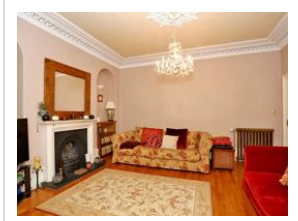
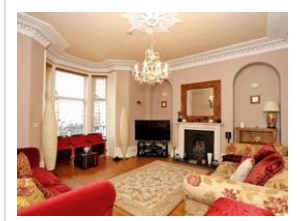
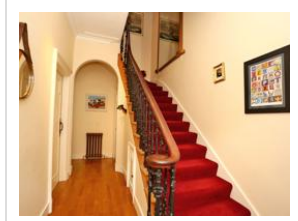
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Property features:



Located in a conservation area and with a wonderfully convenient city centre location, within walking distance of a vast array of amenities including shops, schooling, recreational facilities and public transport links across the city and beyond, we are delighted to offer for sale this well presented **grade 'C' listed family home** with three elegant public rooms and three well proportioned bedrooms. Internally the property is finished with smart décor, in keeping with the period of the home which sits comfortably alongside a wealth of original detailing. The accommodation comprises a welcoming entrance hall which leads through to a stunning lounge with feature bay window and continues through to the dining room and everyday family space. Completing the ground floor is the well appointed kitchen and a handy cloakroom. A staircase sweeps up to the first floor where there are three bedrooms and a contemporary family bathroom, finally there is a versatile attic room. Outside, a fully enclosed rear garden is low maintenance and incorporates a brick built barbecue area and large outside store. This is truly an enviable home and with its excellent location and period charm early viewing is genuinely recommended.

Reception Hall A traditional solid timber panelled door leads into this welcoming hallway which boasts fresh décor with solid wood

flooring, decorative corning and feature archway. A cupboard houses the fuse box and electric meter with storage provided by two under stair cupboards one of which conceals the gas meter. Smoke alarm.

Lounge 17'7" x 16'10" [5.37m x 5.14m] approx. Afforded lots of natural light by a stunning bay window overlooking the front, this elegant room showcases some lovely traditional features such as double height skirting boards and ornate corning and ceiling rose. The room is focussed around an original fireplace framed on either side by two arched alcoves with uplighters. Finishing the room is simple neutral décor with hardwood flooring. TV point. Smoke alarm.

Family Room 13'1" x 12'4" [4.01m x 3.76m] approx. With French doors allowing light into this family room, it is an ideal space for everyday living and relaxing. The décor is simply neutral with a feature rich red wall, wood flooring and decorative corning. TV point. Telephone point.

Dining Room 11'10" x 11'6" [3.61m x 3.51m] approx. This spacious dining room overlooks the rear garden and is on semi open plan to the family space making it ideally positioned for both everyday life and formal entertaining. A contemporary gas fire is a wonderful focal point and an alcove with glass shelving provides display space.

Kitchen 14'4" x 5'8" [4.37m x 1.75m] approx. With access to the rear and off the dining room, this well appointed kitchen has a good range of light wood effect base and wall units edged with splashback tiling matching the roll top worksurface which incorporates a Franke 1.5 stainless steel sink with mixer tap and drainer. The integrated appliances include an induction hob with concealed extractor above, oven with grill, fridge, freezer, dishwasher and washing machine. Completing the space is tiled flooring and fresh décor.

Utility Room 11'5" x 6'8" [3.50m x 3.04m] approx. Just outside the kitchen is a secure utility room which has ample space for storage and further white goods if required.

Cloakroom 7'8" x 3'6" [2.34m x 1.07m] approx. Centrally set, this handy ground floor cloakroom has a two piece suite consisting of a traditional w.c. with high level cistern and pull chain flush, wash hand basin with storage underneath and wall mounted mirror above.

Upper Floor An elegant carpeted staircase with decorative wrought iron spindles and wooden handrail turns upwards to the first floor and the remaining accommodation. The simple décor continues from the entrance hall.

Bedroom 1 24'5" x 11'8" [7.45m x 3.58m] approx. With two large windows and a peaceful rear aspect, this is truly an idyllic main bedroom. The neutral décor is complemented by decorative corning and wood effect laminate flooring and the more than generous proportions means there is plenty of floor space for free standing furniture. TV point. Smoke alarm.

Bedroom 2 15'5" x 13'3" [4.70m x 4.05m] approx. Overlooking the front and naturally bright and airy from a dormer bay window, this well proportioned double room has soft neutral décor and laminate flooring. The dimensions allow ample space for required furniture. TV point.

Bedroom 3 9'3" x 9'0" [2.84m x 2.76m] approx. To the front, this final bedroom is currently used as a home office with fitted desk and shelving but could easily be converted back to a single bedroom with space for storage. Telephone point.

Bathroom 12'11" x 3'11" [3.95m x 1.21m] approx. This contemporary bathroom has been recently upgraded with a four piece suite which includes a w.c., wash hand basin with dark wood storage unit underneath, bath and double shower with dual control which includes a rain water head and mains pressure unit. Finishing touches include extensive aqua panelling and tiled flooring with underfloor heating, atmospheric lighting and heated towel rail.

Attic Room 21'0" x 10'3" [6.42m x 3.14m] approx. A decorative wrought iron spiral staircase leads up to the large attic room which is flooded with natural light by four velux windows and boasts enhancing neutral tones and carpeting. A double and single cupboard provide excellent storage and house the boiler. Telephone point.

Outside The fully enclosed rear garden is wonderfully low maintenance being laid with astro turf. Two paved patios are perfect for sitting out one of which has fitted bench seating and the other a brick built barbeque area. Within the garden there is a large bomb shelter which with the relevant permissions, it is thought could be converted or incorporated into the property.

Notes Gas central heating. Double glazing. EPC=D. The subjects will be sold inclusive of all fitted floor coverings, curtains and blinds along with all integrated appliances. On-street residents' parking permits are available on application to the City Council.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/348831/27-North-Silver-Street/Aberdeen/>

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