

10 Edgehill Terrace,
Aberdeen, AB15 5HA

Rent Negotiable P.M
£1,750

ASPC ref : 355442

4
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 2
 237 m²
 EPC **D**
 Council Tax Band **TBC**



Arrange a viewing

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 (Raeburn Christie Clark & Wallace)

Raeburn Christie Clark & Wallace

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Email:

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Website:

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Landlord registration number:

407284/100/21581



Property features:



Central heating



Garage



Garden



Parking



Unfurnished

Description

We are pleased to offer for lease on an unfurnished basis this very spacious **4/5 bedroom detached house**, on two floors. The house is situated in a quiet, central location in the ever popular west end of the city. The ground floor comprises of one bedroom, family room, formal dining room (could be used as a 5th bedroom), bathroom with utility area, large galley eating kitchen and further large extension family/dining room, with a utility area out the back, a versatile room that can be used for any purpose (currently used as a craft room) and has access to the integral garage. Upstairs comprises; large living area with a sewing alcove, leading to 3 double bedrooms and a family sized shower room.

Edgehill Terrace lies to the west of Aberdeen city centre in a sought after well-established residential area. A quiet and attractive tree lined street, excellent nursery, the recently opened Mile-end primary school and Aberdeen Grammar school are all within walking distance. Local shops are close by as is the hospital complex at Foresterhill. The subjects enjoy easy access

to Anderson Drive, Aberdeen's main throughfare, to the business centres to the north and south of the city and Aberdeen Airport. The city centre itself is only a short distance away and regular public transport is readily available.

Notes: Gas central heating. Double glazing. EPC=E. Security alarm system.

Accommodation comprises

(GROUND FLOOR)

Entrance Vestibule: Entered from a traditional wooden door, the vestibule has a matwell giving access to under floor space, coat hooks and a meter cupboard. With traditional tiled flooring.

Reception Hall: This most inviting hall enjoys tasteful white décor and co-ordinating laminate floor tiles. Traditional wood panelled doors give access to the accommodation and a gloss painted staircase rises to the upper floor.

Formal Dining Room: This light and airy traditional room has a bay window to the front with a deep wooden sill and this affords great natural light to the room. A focal point is the functional open fireplace which has two alcoves to either side.

Lounge: A further light and airy room with large window to the front flooding the room with natural light. Laminate flooring. Wall lights. Traditional tall skirting and cornicing.

Kitchen: The fresh neutral décor follows through to the thoughtfully planned kitchen which is fitted with a range of ash effect wall and base units incorporating; roll front worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There are useful pan drawers and integrated appliances include a Neff oven and grill, Smeg 5 ring gas hob and extractor hood with light. There is also a Bosch dishwasher and space for freestanding fridge freezer to be negotiated. A door gives access to further family area, utility room and craft room/bedroom.

Family Room/ Dining room/ Sun room: Thoughtfully converted, this fantastic living, dining and entertaining space enjoys an abundance of natural light from the French doors and glazed tall windows. The laminate flooring and neutral décor follows through from the rest of the house. There is ample space for soft furnishings and for a dining table and chairs as required. Tile effect laminate.

Utility area: Further base units with coordinating work top and stainless steel sink and drainer. Skylight. Access to rear garden.

Craft room: Good sized versatile room with neutral décor and laminate flooring. Window to rear. Access to garage.

Double Bedroom: Well proportioned, this double bedroom has a large window to the rear, fitted carpet and neutral décor. Storage is provided by the built-in triple wardrobe with hanging and shelving space.

Bathroom: Beneath the stairs, this very useful bathroom is fitted with corner bath and electric shower over. Natural light is afforded by an obscure window to the side. White W.C and wash hand basin. A further feature is wall and base storage units containing washing machine and tumble dryer.

(FIRST FLOOR)

Upper Hall: A glossed staircase with wooden handrail rises to this upper hall which has solid wood flooring and attractive wooden doors give access to the accommodation. This bright and airy space is ideal for a further family room, living area or even home office. With a number of velux windows allowing in an abundance of natural light, wooden flooring and access to all first floor accommodation.

Master Bedroom: Exceptionally light and airy, this double bedroom has a very large window enjoying a outlook over the garden grounds. There is ample space for free standing bedroom furniture and the room has wooden flooring and fresh white décor.

Bedroom: This good sized room has a velux window, and further windows to the front and to rear with laminate flooring, access to eaves storage. Ceiling lie-ins add character to the room

Cloakroom/W.C: White wash hand basin and W.C. White base units for storage. Vinyl Flooring.

Shower Room: Large shower enclosure with glass door and mains powered shower. White WC and wash hand basin within white high gloss vanity unit, large wall mounted mirror, large ladder style heated towel rail and tiled flooring. Extractor fan.

Bedroom: Further good sized room with windows to the side and front with wood flooring, ceiling lie-ins and built in storage cupboard.

Garage: Access from the front via the up and over door or internally through the craft room/bedroom. A good sized garage with shelving, power and light. Combi Boiler.

(OUTSIDE)

To the front of the property, the garden is bound by a low granite wall and there is a deep mature shrubbery bed planted with a variety of shrubs providing good colour and privacy to the property. The main area to the front is laid with gravel chips, providing ample off road parking. The sizable and pleasant rear garden is fully enclosed, laid to lawn bordered by well-tended deep shrubbery beds. There is a paved area adjacent to the property suitable for dining alfresco and to the rear a large shed will remain.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/355442/10-Edgehill-Terrace/Aberdeen/>

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