

**91 Clifton Road,
Aberdeen, AB24 4RL**

**Fixed Price
£165,000**

ASPC ref : 359846

 2  2  1 75 m² EPC **D** Council Tax Band **D**



Arrange a viewing

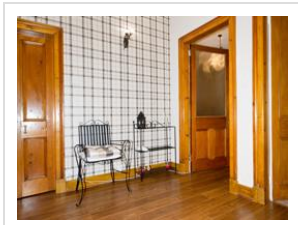
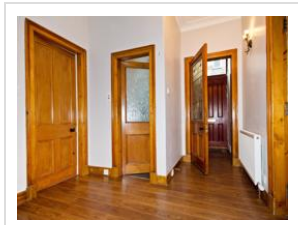
Below Home Report Valuation

 **07743 906853**
(Mr Stewart)





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Aberdeen
AB10 1TR

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Property features:

 Central heating	 Garage	 Garden	 Parking
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We are pleased to offer for sale this attractive, **two bedroom, self-contained apartment** which occupies the ground floor of a traditional granite building. Enjoying a central location in the City, the property retains many original period features which include high ceilings with moulded plaster coving, recessed alcoves, and panelled wood interior doors. Benefiting from the comforts of an upgraded gas fired central heating system and full double glazing, the front facing windows have recently been replaced in uPVC. The well proportioned rooms are attractively presented, and comprise: bright entrance vestibule and welcoming reception hall; instantly appealing, front facing lounge; spacious dining room; compact, fully modernised kitchen affording direct access to the rear garden; two good sized double bedrooms; and smart, fully tiled shower room. Interior viewing of this desirable home, which will be sold inclusive of all fitted floor coverings, window blinds, light fittings and white goods, is genuinely recommended. Outside there is an easily maintained garden to the front, and a delightful walled garden to the rear which enjoys a sunny and private aspect. A single car garage is accessed via a lane at the side of the property whilst there is ample on-street parking on Clifton Road.

LOCALITY: The property is located close to a wide range of local amenities which include shops serving everyday needs, and public

transport. There are excellent retail facilities at nearby Kittybrewster and Berryden, whilst Aberdeen University, Aberdeen International Airport, and Aberdeen Hospitals Complex are all within easy reach. Located close to the city's main arterial route, most parts of the city are easily accessible.

ACCOMMODATION

ENTRANCE VESTIBULE: Accessed at the side of the property via a timber panelled door with glazed fanlight. Laminate wood flooring. Door with leaded/stained glass panel to hall.

RECEPTION HALL: Welcoming hallway, central to the home and providing access to most rooms via original panelled doors. Walk-in shelved cupboard with light. Metal candelabra and two wall lights. Laminate wood flooring.

LOUNGE: 16'5" x 12'6" approx. Instantly appealing lounge boasting traditional period features which include a high ceiling with deep moulded coving, recessed alcoves with built-in cupboards, and a bay window overlooking the front garden. Television aerial with satellite connection. Metal candelabra light fitting on ceiling rose and co-ordinating wall lights. Wooden venetian blinds fitted to window. Laminate wood flooring.

DINING ROOM: 14'2" x 9'11" approx. A partially glazed door in the hall opens into the spacious dining room which affords ample space for a full dining suite. Tall fitted cupboard. Two metal candelabras. Wooden venetian blind fitted to rear facing window. Laminate wood flooring. Door to kitchen.

FITTED KITCHEN: Compact kitchen fitted with a range of stylish, cream coloured shaker style cabinets complemented by brushed steel handles, contrasting work surfaces, splashback tiling, and under-unit lighting. Stainless steel sink and drainer with mixer tap. Ceramic touch control electric hob with integrated extractor hood above, and electric oven/grill below. Integrated washing machine and refrigerator. Spotlight track. Window fitted with roller blind. Ceramic floor tiles. Door to rear garden.

DOUBLE BEDROOM 1: 12'10" x 10' approx. This bright, front facing double bedroom is generously proportioned, boasts a high ceiling with moulded coving, and is decorated in a neutral colour. Glass chandelier and uplighter. Wooden venetian blind fitted to window.

DOUBLE BEDROOM 2: 12'9" x 9'10" approx. This time side facing, there is ample floor space to accommodate a range of free standing furniture. Wall mounted central heating boiler. Ceiling and wall lights. Wooden venetian blind and carpeted floor.

SHOWER ROOM: Smart, fully tiled shower room fitted with modern white sanitary ware, comprising: wc; wall-hung wash basin in vanity cabinet; and corner shower enclosure fitted with mains powered shower with fixed and flexible heads. Shaver socket and mirror fronted medicine cabinet above the wash basin. Chrome ladder style radiator. Recessed downlighters. Opaque glass side facing window. Ceramic floor tiles.

OUTSIDE: The tidy front garden is enclosed by a dwarf wall and metal railings. Laid in stone chips, mature flowering shrubs provide a splash of colour. A metal gate and paved path provide access to the side entrance door. Carriage light. At the rear there is a delightful walled garden with shared drying green and exclusive area pertaining to the property. Enjoying a sunny and private aspect, well stocked borders host a variety of colourful shrubs and plants. Shared wash-house and 2 exclusive cellars. Rear gate to garage.

SINGLE GARAGE: A single car garage with off-street parking space is accessed off a lane at the side of the property. The garage is fitted with an up-and-over front door, power and light.

DIRECTIONS: From George Street continue onto Powis Terrace and Great Northern Road. At The Northern Hotel veer left onto Clifton Road where number 91 is clearly identifiable on the left hand side of the road.

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

<https://www.aspc.co.uk/search/property/359846/91-Clifton-Road/Aberdeen/>

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