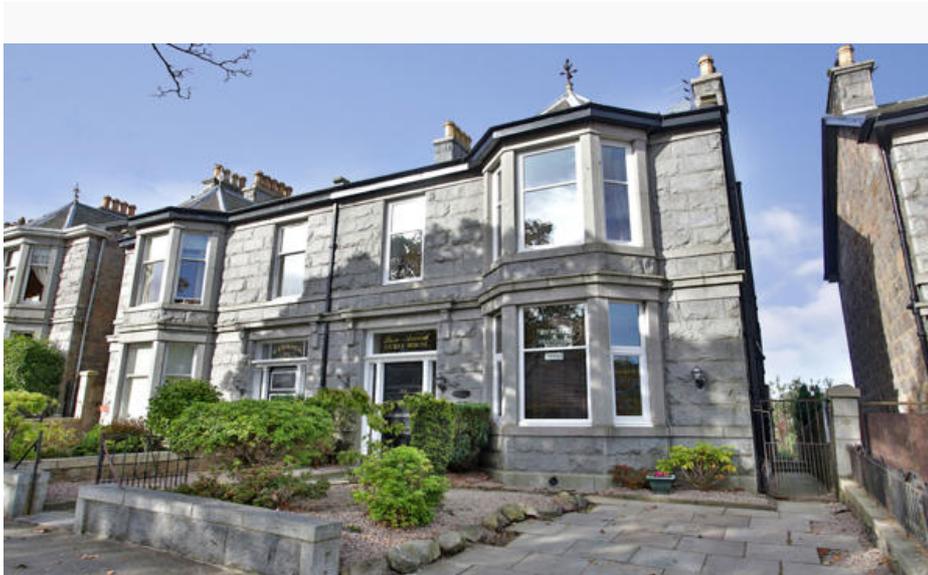


**Bon Accord Guest House, 162 Bon Accord Street,**  
Aberdeen, AB11 6TX

Price Over  
**£370,000**

**Under offer**

 12  3  6   298 m<sup>2</sup> EPC D Council Tax Band D



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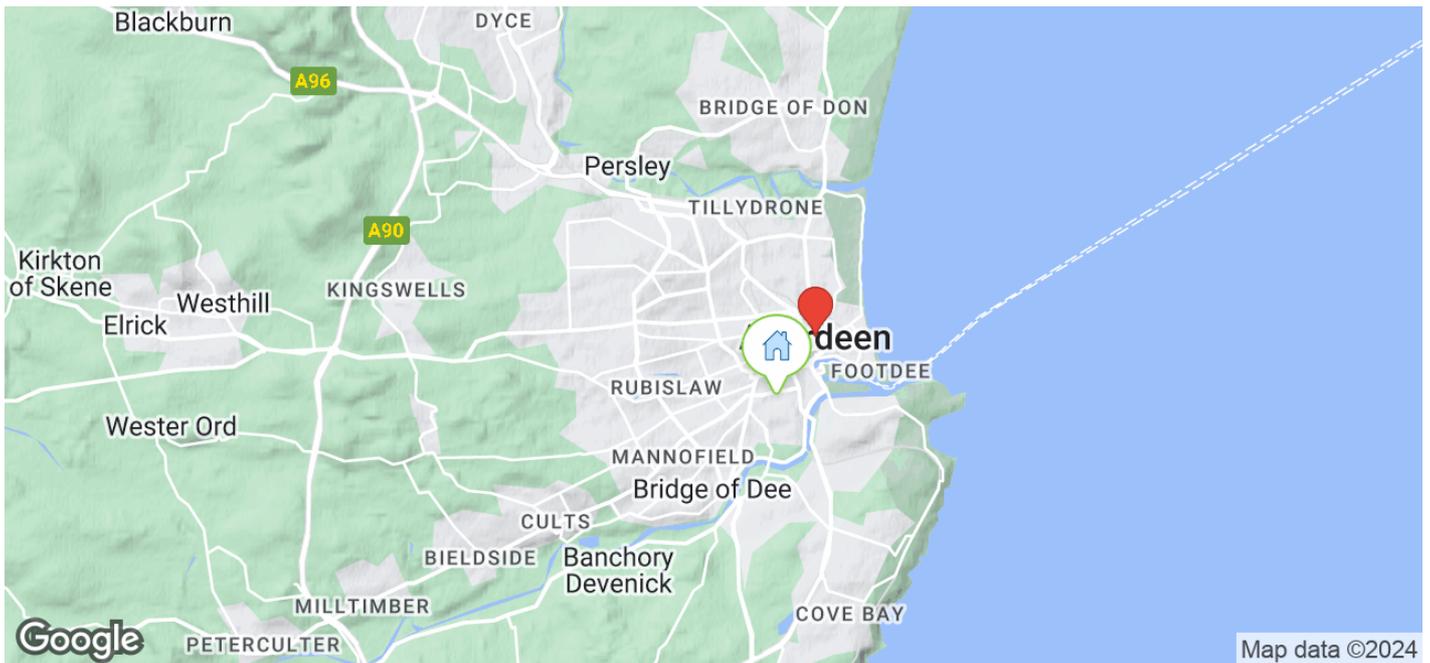


**Features**  Garden  Off street parking

**Description**

We are pleased to offer for sale this traditional granite built **nine guest bedroom semi detached dwellinghouse** which has previously been used as a guest house. The property is further enhanced by well proportioned family accommodation retaining some original features and enjoying the comforts of gas central heating and double glazing. The ground floor comprises an entrance vestibule with twin access to the family and guest accommodations. The family living space includes a large lounge, family room, further sitting room, large dining kitchen with utility area, bathroom and separate shower room, along with three double bedrooms. The guest accommodation comprises, on the mezzanine floor, two bedrooms with vanity sinks and a shower room. The first floor leads to the three double bedrooms, one with vanity sink and two with en suite facilities, along with a further shower room. The second floor offers four further letting rooms all with vanity sinks. There are low maintenance gardens to the front and rear with off-road parking and additional permit parking can be obtained to the front of the property.

**Location** The popular and established Ferryhill area of the city is an ideal location to combine the convenience of city living with the benefits of a quiet residential district. A wealth of amenities, including reputable schools are close at hand and Duthie Park and the former Deeside railway line provide lovely walks. The subjects enjoy easy access to all north-east industrial estates.



## Accommodation comprises

### (Ground Floor)

**Entrance Hall:** Entered via a hardwood door with decorative stained glass side screen, the bright entrance features an original Terrazzo tiled floor and moulded coving. Twin doors with opaque glass panels lead to the family and guest accommodation. Cupboard houses the recently replaced electricity circuit breakers. Wall mounted alarm panel.

**Family Accommodation/Reception Hall:** A part glazed door leads to the reception hall which in turn provides access to most private accommodation. Deep understair cupboard.

**Lounge:** 5.60m x 4.70m (18'5" x 15'4") approx. at widest A well proportioned room boasts large bay window with original pitch pine panels and columns. Ornate moulded coving and centre rose. A particular focal point is the brick fire surround with wooden mantel shelf and tiled hearth housing an open fire. Recessed display alcove. Smoke detector.

**Bedroom 2:** 4.55m x 4.35m (14'11" x 14'3") approx. at widest Generous double bedroom overlooks the side courtyard. Extensive fitted wardrobes provide excellent shelf and hanging space. Recessed alcove. Moulded coving. Telephone point. Smoke detector.

**Bathroom:** Centrally set and fitted with a three piece suite with splashback tiling around the bath area. Recessed lighting. Laminate wood flooring. Xpelair.

**Family Room:** 3.50m x 3.50m (11'6" x 11'6") approx. at widest Accessed from the reception hall, this good sized room overlooks the side of the property. A deep fitted cupboard provides shelved storage and a further fitted cupboard houses the hot water tank. Wall mounted TV bracket to remain. Door to dining kitchen.

**Dining Kitchen/Utility Area:** 5.70m x 3.20m (18'8" x 10'5") approx. at widest Fitted with a wide range of modern wall and base units incorporating roll front work surface and extensive splashback tiling. The

Integrated four ring hob with extractor hood, oven/grill and dishwasher to remain along with the free standing American style fridge/freezer. Space for breakfast table and chairs. Window to side. Door to shower room and further door to sitting room. This area is further enhanced by a separate utility area with additional storage cupboards. Free standing washing machine and tumble dryer to remain. Wall mounted central heating boiler. Glazed door to side garden.

**Shower Room:** Fitted with a wash hand basin with storage cupboard, this area provides access to a centrally set shower room fitted with a two piece suite and separate fully aqua lined shower enclosure. Heated towel rail. Xpelair.

**Sitting Room:** 5.45m x 3.55m (17'10" x 11'7") approx. Light and airy room with sliding patio doors to the rear garden and further skylight. A particular focal point is the attractive wooden fire surround with ornate tiling housing a living flame electric fire. Display alcove. Access to two further bedrooms.

**Bedroom 1:** 3.90m x 3.10m (12'10" x 10'3") approx. at widest Generous double bedroom overlooks the rear. Extensive fitted wardrobes with shelf and hanging space.

**Bedroom 3:** 3.90m x 2.90m (12'9" x 9'7") approx. Further spacious double bedroom currently used as a home office. Window to side. Extensive fitted wardrobes with shelf and hanging space.

### **(Guest Accommodation)**

**Reception Hall/Stairwell:** From the main entrance hall, a part glazed door provides access to the guest reception hall and carpeted staircase with attractive wooden balustrade and banister leads to the mezzanine and upper floors giving access to the guest bedrooms and shower rooms. Motion sensor lighting and fire doors to all rooms.

### **(Mezzanine Floor)**

Shower Room

Bedroom 1: 2.50m x 2.20m (8'3" x 7'3") approx.

Bedroom 2: 3.65m x 3.10m (12'0" x 10'3") approx.

**Stairs to the First Floor:** A continuation of the staircase to the first floor landing. Telephone point on mid landing. Fitted storage cupboard.

### **(First Floor)**

Shower Room

Bedroom 3: 4.30m x 2.75m (14'2" x 12'3") approx.

En Suite Shower Room, Bedroom 4: 3.70m x 2.90m (12'1" x 9'6") approx.

En Suite Shower Room, Bedroom 9: 4.90m x 3.75m (16'1" x 12'4") approx at widest.

**Stairs to Upper Floor:** A continuation of the staircase leads to the upper landing and remaining accommodation. A skylight window allows natural light into the area.

### **(Second Floor)**

Bedroom 5: 3.55m x 3.30m (11'7" x 10'9") approx. at widest

Bedroom 6: 3.55m x 3.35m (11'7" x 10'11") approx. at widest

Bedroom 7: 3.35m x 3.13m (10'11" x 10'4")approx. at widest

Bedroom 8: 3.32m x 2.13m (10'9" x 7'0") approx.

### **(Outside)**

A paved driveway to the front provides off-road parking for one car. The front garden is mainly laid to stone chips with several mature shrubs. A high level wrought iron gate leads to the enclosed courtyard/bin store where a further gate leads to the fully enclosed rear garden. Screened by a high level stone wall and timber fencing, an elevated paved patio is bounded by decorative borders stocked with a variety of established shrubs, trees and seasonal plants. An area of lawn and a lower patio provide the ideal location for outdoor entertaining.

### **(Other Information)**

Gas central heating. Double glazing. Hard wired smoke detectors and heat sensors. Internal fire doors. All floor coverings, window dressings and light fittings are included in the sale along with most white goods. Items of furniture and white goods in the guest accommodation may be available by separate negotiation.

#### **View this property here**

<https://www.aspc.co.uk/search/property/362787/Bon-Accord-Guest-House--162-Bon-Accord-Street/Aberdeen/>

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