

**1/2 Springbank Terrace,
Aberdeen, AB11 6LS**

**Price Over
£600,000**

ASPC ref : 367036

EPC **G**



Arrange a viewing

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James & George Collie

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Property features:

We are delighted to bring to the market this **FOURTEEN BEDROOM END TERRACE TRADITIONAL GRANITE DWELLINGHOUSE** WHICH RETAINS MANY OF ITS ORIGINAL FEATURES **WITH PLANNING AVAILABLE FOR NINE ONE BEDROOM FLATS** and the opportunity to purchase the property with tenants and a rental income of £3,300 per month.

The property enjoys all the benefits of a location close to the heart of the City Centre with a good range of shopping facilities, restaurants and recreational attractions.

The accommodation comprises: Entrance vestibule with original ornate tiled flooring leading into a spacious reception hallway which allows access to the lounge and sitting room. The basement consists of a dining room, dining kitchen, bedroom one and two each with en-suite shower rooms and the laundry room which houses the central heating boiler. The ground floor houses bedroom three, four and five all of which have en-suite facilities. The first floor provides a further five bedrooms, six, seven, eight, nine and ten all again with en-suite facilities. The top (second) floor has the final four bedrooms namely, eleven, twelve, thirteen and fourteen each with en-suite facilities.

Previous conditional planning permission (listed building) for change of use was granted to change the property from a guest house into nine residential one bedroom flats. Plans are available on request or by searching Aberdeen City Council Planning Applications.

Outside – The front of the property has extensive garden grounds including a large driveway offering parking for up to nine vehicles. A Section of

the garden is laid to lawn and stocked with mature trees and shrubs. The garage is a double garage accessed from the rear.

Location - The property is located within a few minutes walk of the city centre where there is an excellent range of shopping, recreational and leisure facilities. Ferryhill itself offers a primary school, community centre, library, Albury Park and tennis courts. There is a putting green and Duthie Park with its Winter Gardens is also close by. The area has good public transport facilities and excellent road links for easy access to the industrial estates and oil related offices that are situated in other parts of the city.

Directions – From Union Street turn onto Crown Street and carry on until the traffic lights when you turn right and 1 / 2 Springbank Terrace is on your right

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/367036/1-2-Springbank-Terrace/Aberdeen/>

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