

14 Belvidere Crescent,
Aberdeen, AB25 2NH


Price Over
£325,000

ASPC ref : 367308

 5  1  2 187 m² EPC **E** Council Tax Band **F**



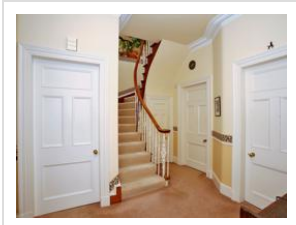
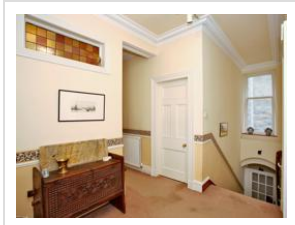
Arrange a viewing

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Property features:

 Central heating	 Garden	 Parking
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This exceptionally spacious four / five bedroom self-contained double upper granite apartment occupies the first and second floors of an impressive two flatted dwelling in a tree-lined street within Aberdeen's most sought after Rosemount area. Spanning two floors and providing a deceptively spacious level of accommodation, the most impressive home has been well maintained throughout and provides generous and adaptable accommodation, perfect for the growing family. The property enjoys the modern comforts of full double glazing, gas fired central heating, neutral décor and many period characteristics are also featured including high ceilings / skirtings, ceiling corning and a beautiful fireplace in the lounge.

- Spacious Double Upper Granite Apartment
- 4 / 5 Generous Bedrooms
- Self Contained Entrance

- Large Exclusive Garden
- Sought After Location

The accommodation is entered at ground floor level via a welcoming carpeted staircase leading to the reception hallway on the first floor which benefits from a large under stair storage cupboard. The elegant lounge boasts a beautiful bay window to the front and a particular focal point is the traditional fireplace which is set within an attractive hearth. A bright and airy double bedroom is also located to the front and benefits from a useful dressing area. There are two further versatile double bedrooms which are immaculately presented in neutral tones. Undoubtedly the heart of this superb home, the impressive kitchen is comprehensively equipped with an extensive range of wall and floor cabinets complemented by contrasting work surfaces with quality integrated appliances. The kitchen and dining area are separated by a peninsular breakfast bar which provides space for informal dining, incorporates further storage facilities and an induction hob with extractor hood over. Further space is available for formal dining and access is also provided to the exclusive rear garden. Completing the first floor accommodation, the shower room is fitted with a white two piece with separate shower enclosure.

An attractive staircase with decorative iron spindles and wooden hand rail leads to the upper floor which provides access to the remaining accommodation. There are two exceptionally spacious double bedrooms which enjoy an outlook to the rear and built in storage, one of which also provides access to the study area. Also situated to the rear, the spacious bathroom is fitted with a white three piece suite and also offers loft access. Completing the accommodation, the useful utility room has a Velux window to the front.

Externally, the property is set within beautifully maintained garden grounds. There is a large exclusive garden to the rear which offers low maintenance and features a variety of attractive plants and shrubs. A patio area provides the ideal spot to enjoy the summer sun. The property further benefits from a secured area of the shared wash house, along with access to a secured area of the basement which is also shared with the neighbouring property. Ample on street residents parking with parking permit(s) are available from Aberdeen City Council. All carpets, curtains, blinds, light fittings and shades will remain together with all kitchen white goods.

Belvidere Crescent is a pleasant, tree-lined street located in the vibrant Rosemount area of the Aberdeen, within easy walking distance of the City Centre and the wide range of excellent amenities on offer locally. These include reputable primary and secondary schools (the house lies within the catchment of Aberdeen Grammar School), an interesting variety of specialist shops and cafes, leisure and recreational activities at Victoria and Westburn Parks, the hospital complexes at Foresterhill and Cornhill, and excellent road links ensuring ease of access to the oil-related offices at Hill of Rubislaw, Kingswells and Westhill.

LOWER FLOOR

RECEPTION HALLWAY: 14'07" x 8'08"

LOUNGE: 18'01" x 14'02"

DINING KITCHEN: 18'04" x 15'04"

BEDROOM: 15'08" x 10'04"

DRESSING AREA: 7'08" x 5'03"

BEDROOM: 16'09" x 12'01"

BEDROOM: 12'03" x 10'11"

SHOWER ROOM: 10'0" x 5'08"

UPPER FLOOR

UPPER HALLWAY: 11'04" x 6'06"

BEDROOM: 15'11" x 11'0"

STUDY: 10'04" x 7'0"

INNER HALLWAY: 4'09" x 3'0"

BEDROOM: 16'04" x 11'11"

FAMILY BATHROOM: 8'09" x 6'06"

UTILITY ROOM: 13'0" x 6'08"

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/367308/14-Belvidere-Crescent/Aberdeen/>

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