

Butler's Guest House, 122 Crown Street, Aberdeen, AB11 6HJ

Prices Over
£350,000

Under offer

EPC **G**



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Features

Description

An ideal opportunity to acquire a long established **Bed & Breakfast/Guest House** with integral owners accommodation in the centre of Aberdeen.

A traditional granite semi-detached town house on 3 levels, this listed building is in a conservation area, currently trading as a Guest House operating from Sunday evening to Friday morning. The property has been improved to a high standard, including recent windows replacement and kitchen refurbishment.

Location Conveniently situated in Aberdeen city centre, about 300m from the main street Union Street, the Guest House is within easy walking distance of the rail and bus stations and also the ferry terminal. The airport shuttle bus operates from the bus station. All the facilities and attractions of Aberdeen City are nearby including theatres, museums, restaurants, bars, shopping centres especially Union Square.

The Guest House of 7 letting rooms, (5 en-suite and 2 standard), can currently accommodate 14 guests, but can take more with a different bed configuration. All rooms have access to WiFi, furnished to a high standard with predominately oak type furniture, occasional table, chairs and stools, hospitality trays, electric kettles, hair dryers, remote control flat screened TV's. Fully carpeted with central heating throughout.

The accommodation comprises:

Front Garden; Vestibule; Hallway; Stairs; 5 En-Suite Guest Bedrooms (mezzanine, 1st floor & 2nd floor); 2 Standard Guest Bedrooms (1st floor and 2nd floor); Breakfast Room (ground floor); Public toilet & shower room 1st floor;

Owner's Private Flat, on the ground floor, comprising, lounge, kitchen, large bedroom with En-Suite toilet, bath with shower; Ground floor laundry/boiler room and Ground floor linen cupboard/store both accessed from owners flat; Small, easily maintained, garden to the front, and, to the rear, an enclosed walled and paved area currently with pot plants, rotary clothes dryer, shed and separate storage with gated access to side lane adjacent to the Guest House.



Accommodation comprises

(Ground Floor)

Entrance Vestibule: 1.1m x 1.7m (3'7" x 5'6") approx. The part glazed front door gives access to the small vestibule which has an electric meter cupboard, coconut matting and internal and external light timers.

A part glazed pitch pine door leads to the main hall. A fixed/wireless door bell system is installed for, selectively, external and internal calling, with sounders throughout the owners accommodation.

Main Hallway: 5.0m x 1.8m (16'4" x 5'10") approx. The main hallway leads to the breakfast room, the owners flat, and the stairs leading to the upper floors. Fire panel & emergency lighting.

Breakfast Room: 5.0m x 4.0m (16'4" x 13'1") approx. The breakfast room is entered from the main hall by a newly replaced, part glazed, oak engineered, fire door. Stereo. Standard lamp. There are 4 tables which can accommodate 10+ guests.

(Mezzanine Floor) (Leading to bedroom 7 and 1st floor)

Guest Bedroom 7: 3.0m x 3.4m approx. en-suite 1.9m x 1.9m (6'2" x 6'2") approx. Double bedroom with en-suite toilet. Double bed, 2 bedside cabinets, 2 bedside lamps, cabinet and flat screen TV, easy chair, desk/dressing table, mirrored fitted wardrobe with sliding doors.

En-suite: toilet with WC, wash hand basin, mirror, shower, tea & coffee making facilities & equipment.

(First Floor)

First Floor Landing: 3.0m x 2.4m (9'10" x 7'10") approx. 'L' shaped Leading to bedrooms 1, 2, 3 and public toilet. With writing desk, chair, local attractions leaflet showcase and trouser press. Emergency lighting.

Guest Bedroom 1: 3.1m x 4.2m (10'2" x 13'9") approx. Double bedroom with en-suite toilet and en-suite shower.

Double bed, 2 bedside cabinets, 2 bedside lamps, cabinet and flat screen TV, easy chair, desk/dressing table, stool, wardrobe. New period window. Period window shutters, tea & coffee making facilities & equipment.
Separate.

En-suite: of wc, wash hand basin, and en-suite shower enclosure.

Guest Bedroom 2: 3.9m x 3.3m approx. (12'9" x 10'9") en-suite 1.6m x 2.0m (5'2" x 6'6") approx. Twin bedroom with en-suite toilet and shower. Small vestibule leading to the bedroom, wardrobe area and en-suite toilet and shower.

Bedroom has two single beds, (single beds can be joined to make double bed), 1 bedside cabinet, 1 bedside lamp, cabinet and flat screen TV, dressing table and lamp, 3 seater couch, occasional table. Wardrobe area has a single wardrobe, new period window, period window shutters. Tea & coffee making facilities & equipment. Storage above en-suite toilet accessible from vestibule.

En-suite: of WC, wash hand basin, shower.

Guest Bedroom 3: 4.0m x 3.0m (13'1" x 9'10") approx. Double bedroom standard. Double bed, 1 bedside cabinet, 1 bedside lamp, cabinet and flat screen TV, easy chair, desk/dressing table with lamp, mirror and stool, wardrobe. Tea & coffee making facilities & equipment. Vanity wash hand basin unit, oak type, with matching overhead cupboard.

Public toilet & shower: 1.6 mx 1.5m (5'2" x 4'11") approx. WC, wash hand basin and shower. This room serves bedrooms 3 and 6.

(Second Floor)

Upper Landing: 2.4m x 2.1m (7'10" x 6'10") approx, 'L' shaped leading to bedrooms 4, 5, 6 and storage cupboard. Emergency lighting.

Guest Bedroom 4: 2.7m x 4.6m (6'10" x 15'1" approx. en-suite 1.4m x 2.0m (4'7" x 6'6") approx. Family room with en-suite toilet and shower. Double bed, single bed, 2 bedside cabinets, 1 bedside lamps, cabinet, flat screen TV, easy chair. Tea & coffee making facilities & equipment.

En-suite: of WC, wash hand basin, shower, mirror.

Guest Bedroom 5: 3.9m x 3.3m (12'9" x 10'9") approx. en-suite 1.3m x 1.6m (4'3" x 5'2") approx. Twin bedroom with en-suite toilet and shower. Two single beds, 2 bedside cabinets, 2 bedside lamps, flat

screen TV, easy chair, desk/dressing table. Tea & coffee making facilities & equipment. New period window.

En-suite: of WC, wash hand basin, shower, mirror.

Guest Bedroom 6: 3.8m x 2.7m (12'5" x 8'10") approx. Single bedroom standard. Single bed, bedside cabinet, overhead bedside lamp, flat screen TV, easy chair, combined desk/dressing table/chest of drawers, stool, wash hand basin, mirror, wall lighting. Tea & coffee making facilities & equipment. New window.

Laundry & Boiler room: 3.9m x 1.8m (12'9" x 5'10") approx. Accessed from the kitchen. All the laundry is done 'in-house'. A door leads to the back paved area and another to the lane.

Loft: Access from bedroom 5 by hatch. Suitable for storage purposes.

Owners private flat

Access is gained either from the main hall/reception area or the breakfast room. Consisting of a small vestibule/hall leading to lounge, large bedroom (with en-suite) and linen cupboard.

The lounge has access to the servery and kitchen .

The linen cupboard is shelved and holds guest house linen etc.

The double bedroom has the benefit of an en-suite toilet with WC, wash hand basin, bath with shower.

Off the lounge a door leads to the servery and a door to the kitchen.

The servery has access to the office and the breakfast room.

The servery room has a dumb-waiter, which is used as storage of breakfast requisites and a filter coffee machine and electric kettle.

The office is shelved and has a desk area and filing cabinet. The recently refurbished galley kitchen has a large refrigerator and freezer, cooker, adequate worktop surface and storage space.

Off the kitchen is the door to the rear of the property and also a door which leads to the laundry.

The laundry also has doors which access the rear of the property and the public lane adjacent to the property.

(Outside)

Front Garden The Guest House has a small railing-enclosed, gated, low maintenance garden with 2 potted holly trees and spotlights, (not currently connected). Small paved area with shed and separate storage container. Potted plants, bin area and gate to lane adjacent to the Guest House. Rotary clothes dryer. Parking, Residents parking permit available. Visitor parking permits available. College Street multi storey car park with long term parking available (100m).

(Other Information)

There is also a 20 year established website <http://www.butlersguesthouse.com> The property has gas central heating, double-glazing, a wireless fire detection system and fire panel, with wifi accessible in all rooms.

Photo gallery



View this property here

<https://www.aspc.co.uk/search/property/344708/Butlers-Guest-House--122-Crown-Street/Aberdeen/>

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