

**262 Victoria Road,**  
Aberdeen, AB11 9NU

Fixed Price  
**£185,000**

 3  2  1   104 m<sup>2</sup> EPC **E** Council Tax Band **E**



**Contact Seller**

Gauld  
01224 876880



**Features**  Garage  Garden

## Description

We are pleased to bring to market this traditional granite **semi detached dwellinghouse** with recently installed UPVC double glazing. The property is well-proportioned throughout with many original features for properties of this age and type. Ideal for the growing family with the additional benefit of gas central heating, outhouse, workshop and two garages. The rear garden fully enclosed and South facing, ideal for those sunnier days.

**ACCOMMODATION:** GROUND FLOOR: VESTIBULE, ENTRANCE HALLWAY, LOUNGE, DINING ROOM and KITCHEN. FIRST FLOOR: SHOWER ROOM and THREE BEDROOMS. OUTSIDE: FULLY ENCLOSED REAR GARDEN and TWIN GARAGES TO REAR, TIERED GARDEN TO FRONT. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

Victoria Road is situated in the popular Torry area which is well served by local shops, post office, primary and secondary schools. There is a regular public transport service giving access to ARI and both of the University Campuses. Most parts of the City are accessible by a variety of arterial routes and the city centre is within walking distance.

## **The accommodation comprises:**

**VESTIBULE:** The electricity meter cupboard is housed in this location.

**HALL: 11'4" x 4' approx.** Entrance through a glazed internal door giving access into the hall with traditional cornice to ceiling and deep skirting boards, dado rail, smoke detector and coat hooks. Radiator.

**LOUNGE: 15'5" x 13'1" approx.** Spacious lounge with large bay window giving lots of natural light. Gas fire set within a tiled fireplace. Carpet and blinds to remain. Radiator.

**DINING ROOM: 14' x 13'6" approx.** Placed to the rear of the property with UPVC window overlooking the garden. Tiled hearth with gas fire. Shelved storage cupboard to one alcove. Carpet and blinds. Radiator.

**KITCHEN: 6'3" x 5'6" approx.** A modern compact kitchen offering a range of wall and base units with complimentary work surfaces and tiled splash surround. Inbuilt electric oven and gas hob with above extractor unit. Stainless steel sink with drainer and mixer tap. Plumbing for washing machine. There is a UPVC window and door giving access into rear garden. Walk in under stair storage area. Cushion flooring. Blinds. Radiator.

## **FIRST FLOOR:**

**LANDING:** Large spacious area with a range of built in wardrobes. Loft access. The hot water cylinder is concealed within a cupboard. Traditional features for properties of this age and type.

**BATHROOM: 7'8" x 5'4" approx.** Modern three piece white suite comprising of a W/C with wash hand basin and shower cubicle with Mira electric shower. Picture wall mounted mirror tiled design flooring. Aqua panelled walls and ladder radiator. UPVC obscure glazed window.

**BEDROOM 1: 15'2" x 10'3" approx.** Spacious front positioned bedroom with UPVC bay window. Carpet. Blinds. Radiator.

**BEDROOM 2: 13'11" x 10'3" approx.** Rear positioned bedroom with UPVC window overlooking the garden. Carpet. Blinds. Radiator.

**BEDROOM 3: 11'8" x 6'9" approx.** Front positioned bedroom with UPVC window. Picture rail. Carpet. Blinds. Radiator.

**LOFT:** Accessed via a concealed wooden ladder from the landing area. The loft has lighting and a Sky light. UPVC side window. Radiator. Part boarded.

**OUTSIDE:** To the front there is a well maintained tiered garden with seasonal plants and shrubs. To the rear the garden is fully enclosed with a South facing position. It offers a patio and lawn area with many seasonal plants and shrubs within the boundaries. Timber gate giving access to the front of the property.

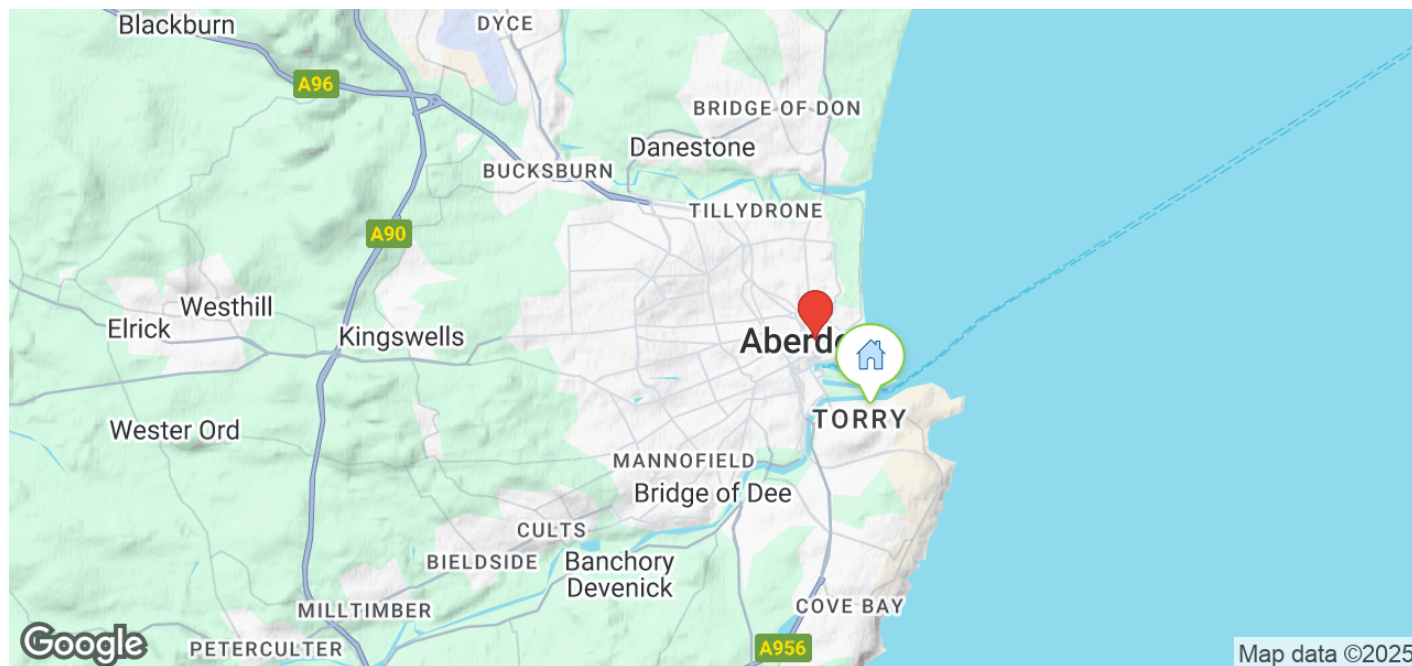
**WORK SHOP:** Spacious room offering mains electrics and water. The boiler is also located in this room.

**STONE SHED:** Dry keeping area, ideal for storage.

**GARAGES:** Access from the rear of the garden, the larger one has a roll over main door entry. Mains electric and storage in the pitch. The second garage is of single size, with roll over entry door and

power.

**DIRECTIONS:** From Union Street turn right into Market Street and continue straight ahead, crossing Victoria Bridge, into Torry; continue straight ahead onto Victoria Road. The property is to be found on the right hand side, and can be identified by our For Sale sign.



### View this property here

<https://www.aspc.co.uk/search/property/344999/262-Victoria-Road/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.