149 Bon Accord Street,

Aberdeen, AB11 6XE

Price Over

£120,000

Under offer

3 1 1 88 m² EPC **D** Council Tax Band **D**

Contact Solicitor

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Features Garden

Description

Situated in the popular Ferryhill area of Aberdeen, we offer for sale this exceptionally spacious three bedroom **self contained upper flat** on two levels. The property offers well proportioned accommodation, with a bright airy lounge situated to the front enjoying two windows for natural light set off by neutral decor, ceiling coving, downlighters, an attractive fire surround with tiled and copper inset, tiled hearth and living flame gas fire. The dining kitchen is located to the rear, having an extensive range of base and wall units, contrasting work surfaces, one and a half bowl sink and drainer with mixer tap completed with tiled splashbacking. Built-in under oven, gas hob and overhead extractor hood, with excellent space for a further range of white goods. There is also a peninsular work surface to provide breakfast bar accommodation and open display shelves. Also on this floor is the shower room which has been refurbished and has a large Aqua panelled shower cubicle with shower over, wash hand basin and WC set into attractive furniture and tiled flooring. The upper floor comprises two large double bedrooms and a further bedroom/study. The bedroom to the front has storage cupboards situated in the eaves space and leads through to a bedroom/study which has a

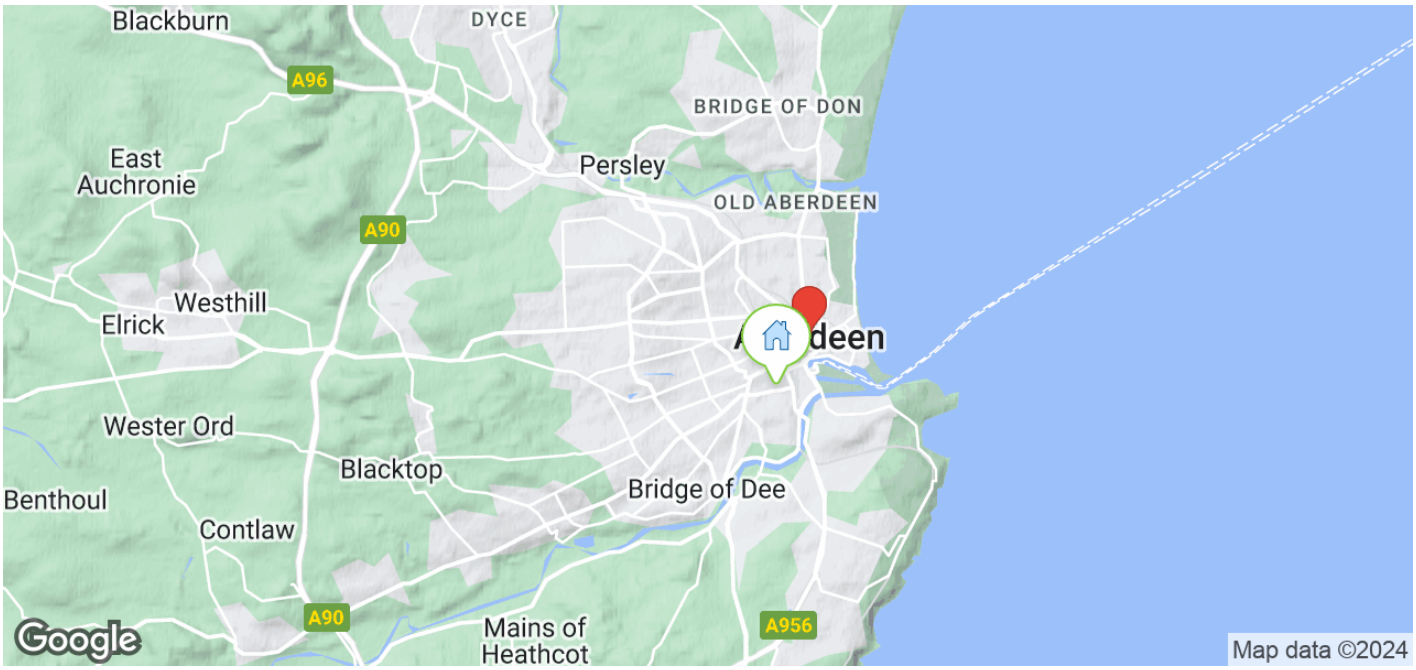
Velux window and again cupboards in eaves space. To the rear is a further double bedroom with cupboard space situated within the eaves.

The property is serviced by full gas central heating and double glazing.

Location Ferryhill is a highly desirable area located not far from the city centre which has an excellent range of shopping, recreational and leisure amenities. The area itself has its own range of shops and excellent public transport facilities making many part of the city easily accessible from this area. Within walking distance is the delightful Duthie Park with its children's play areas and renowned Winter Gardens.

Directions

Travelling from Union Street proceed onto Bon Accord Street, continue straight across the lights at Springbank Terrace and No. 149 is situated a short distance along on the left hand side and is accessed via Caledonian Lane.



Accommodation comprises

(First Floor)

Hall

Lounge: 5.21m x 4.37m (17'1" x 14'4") approx.

Dining Kitchen: 4.47m x 3.33m (14'8" x 10'11") approx.

Shower Room: 2.57m x 1.52m (8'5" x 5') approx.

(Second Floor)

Hall

Bedroom: 4.52m x 4.07m (14'10" x 13'4")

Bedroom: 4.09m x 3.23m (13'5" x 10'7") approx.

Bedroom / Study: 3.02m x 1.88m (9'11" x 6'2") approx.

(Outside)

It has a shared garden to rear with an exclusive outhouse.

View this property here

https://www.aspc.co.uk/search/property/349397/149-Bon-Accord-Street/Aberdeen/

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