

27 Claremont Grove,
Aberdeen, AB10 6RF

Price Over
£220,000

 **3**  **1**  **2**   **94 m²** EPC **D** Council Tax Band **E**



Contact Seller

07791 545204 or 01224 575059



Features  Garden

Description

Forming part of a modern development within easy reach of local amenities, this bright and spacious **three bedroom, extended end terrace dwellinghouse** is tastefully decorated in neutral and muted tones, with coordinating carpets and flooring. Heating is provided by gas central heating, and all windows are double glazed.

The property offers well proportioned living accommodation, with good storage and an easily maintained garden. It has been extended by the current proprietors to provide additional dining facilities, the superb fitted kitchen, and a shower room. The entrance hall has a useful storage cupboard, laminate flooring and a staircase leading to the upper floor. The living room / dining room has a picture window at the front of the property, and access is gained to the dining kitchen via French doors. The kitchen is fitted with a fantastic range of wall and base storage units with coordinating worktops. Situated off the kitchen, is a lovely shower room. On the first floor, the hall has a shelved linen cupboard, and provides access to the storage loft where the combi gas central heating boiler is stored. There are three good sized bedrooms, two having built in wardrobes, and completing the accommodation is the shower room with the stylish white suite and aqua paneling.

This is an excellent opportunity for those looking for a West End, three bedroom home within easy reach of the City Centre, and viewing is recommended to fully appreciate the level of accommodation offered.

Claremont Grove is situated off the City's Union Grove, and within easy reach of the wealth of amenities in the City Centre. There are good local shops nearby, and a regular bus service to Union Street and beyond. Aberdeen University and Robert Gordon University are easily accessible, and there are good nursery, primary, and secondary schools within walking distance, the property being within the catchment areas of both Ashley Road Primary School and Aberdeen Grammar School.

ACCOMMODATION COMPRISES:

HALL: External uPVC door with glazed inset. Matwell with subfloor access. Laminate floor. Double radiator. One single power point. Deep storage cupboard.

LOUNGE: (23'9" x 12'9" approx. at its widest point) With a picture window to the front decorated with louvre blinds and curtains. A wooden door with glazed insets leads from the hallway into the lounge. Fully fitted carpet. Two wall lights. Five double power points. TV point. Sky TV point operating Sky at different areas of the house. Two double radiators. Please note that the wall mounted TV will remain. Access is obtained to the kitchen via French doors.

DINING AREA ON OPEN PLAN WITH LOUNGE: This has a deep understair storage cupboard, double radiator and three double power points. Access is also provided to the kitchen from the dining area. Recessed halogen downlighters.

KITCHEN: (16' x 18'6" approx.) This is a superbly planned kitchen with natural wood wall and base units, with contrasting worktops and aqua panelling above. The integrated appliances, being the Lamona double oven, the gas hob and chimney hood, the dishwasher and fridge freezer, are all included. In addition, the Bosch automatic washing machine and tumble dryer are also included in the price. Stainless steel sink with single drainer and mixer tap. Picture window overlooking the rear garden with roller blind. Recessed eyeball downlighters. Vinyl floor covering. The other aspect of this room is the Velux window, providing ample natural light. Five double power points in addition to those for appliances. Gives access to the fully enclosed rear garden.

SHOWER ROOM: Situated off the kitchen, this room has a two piece ideal white suite, with the wash hand basin and W.C. set in a vanity unit. Shower cubicle with Mira Vice instant electric shower. Recessed downlighters. Velux window. Vinyl flooring. Chrome towel rail. Aqua panelling in shower area and being wash hand basin.

FIRST FLOOR: Fully carpeted stairs lead to the first floor hall. Power point. Deep shelved storage cupboard. Control for central heating system. Open balustrade. Access to fully insulated and floored loft which houses the gas central heating combi boiler.

BEDROOM ONE: (13' x 9' approx.) This is a bright double bedroom with a front aspect, with a fully fitted wardrobe fronted with sliding doors, and having both hanging rail and shelving. The wall mounted TV will remain. Fitted self coloured carpet. Picture window with blackout blind. Three double power points. Telephone point.

BEDROOM TWO: (9'3" x 9' approx.) This is a well appointed double bedroom, also with a wall to wall fitted wardrobe with hanging rail and shelving. Picture window. Two double power points. Sky TV point. Double radiator. Neutral coloured carpet.

BEDROOM THREE: (8'9" x 8' approx.) The third bedroom enjoys a front aspect and has a cupboard with hanging rail and shelving, and a further fitted wardrobe. Double radiator. Two double power point.

Picture window with black out blind. Wall mounted TV to remain. Fitted self coloured carpet.

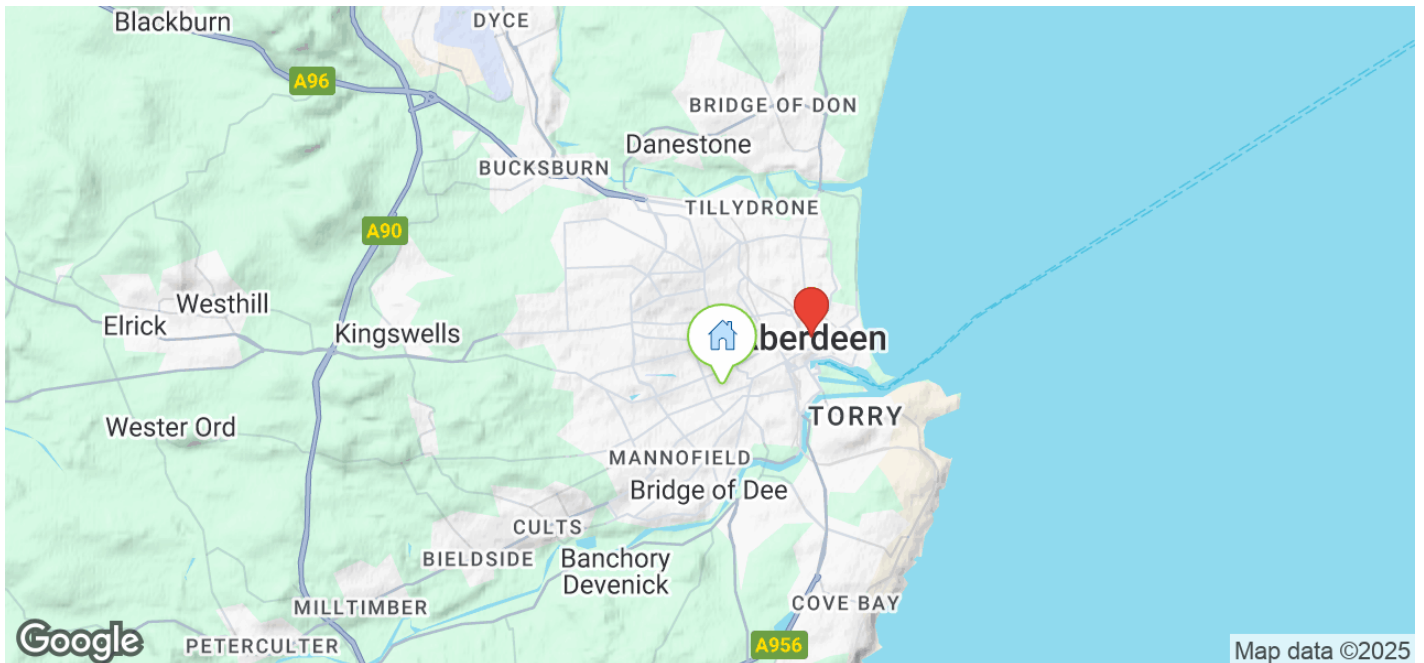
SHOWER ROOM: This is a lovely shower room, with two piece white suite, and double shower cubicle with power shower operated off gas central heating. Vinyl floor covering. Aqua panelling. The usual fittings will remain.

OUTSIDE: There is an easily maintained garden at the front of the house, and the rear garden is totally maintenance free, with a large garden shed. There is access round the side of the property to the rear garden. The property also benefits from a dedicated car parking space, along with additional on street parking.

OTHER: The development also benefits from a Residents Association, with an annual fee of £60 approx.

DIRECTIONS: From Holburn Street, turn right onto Union Grove. Proceed along Union Grove and turn left into Claremont Place. Turn left onto Claremont Street and Claremont Grove is the next opening on the left. Number 27 is situated at the far end of the development.

EPC BANDING: D



View this property here

<https://www.aspc.co.uk/search/property/359028/27-Claremont-Grove/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.