

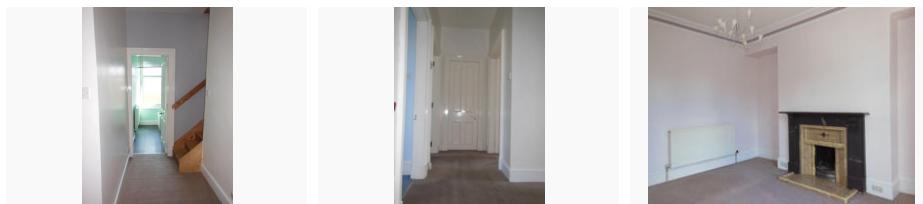
51 Mile-End Avenue, Aberdeen, AB15 5PT

Fixed Price

£230,000**Under offer****85 m²**EPC **C**Council Tax Band **E****Contact Solicitor**

Campbell Connon
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Garage



Garden

Description

TWO BEDROOM SELF CONTAINED WEST END UPPER FLAT WITHIN WALKING DISTANCE OF ABERDEEN HEALTH CAMPUS AND IN THE CATCHMENT AREA FOR MILE END PRIMARY AND ABERDEEN GRAMMAR SCHOOLS

This **SELF CONTAINED END TERRACE TWO BEDROOM UPPER FLAT** is situated in the West End of the City in the Midstocket area. From the rear windows of the flat there are extensive open views westwards over a large part of the City. There is voucher and residents' parking in Mile End Avenue, which prevents "rogue" parking and the flat has a Garage with back lane access. Entry to the flat is from the side of the building and just inside the front door, is a handy store. A carpeted staircase leads to the main floor where the accommodation, with gas central heating and double glazing, comprises lounge, double bedroom, livingroom/fitted kitchen with utility room off and family bathroom. A wooden staircase, installed in 2002 by a previous owner, gives access to the large double

bedroom/child's den/multi-purpose room on the upper floor which has plenty of storage space and Velux windows which not only give a lot of light but also expand the views from the flat. Outside to the back of the building, there is a substantial west facing garden which is divided between the two flats in the building. Here the flat has a cellar and shared interest in the former washhouse, now a store. There is a single Garage with back lane access. The price includes all fitted carpets, curtains, light fittings and fitted kitchen appliances.

ACCOMMODATION:- MAIN FLOOR: LOUNGE; DOUBLE BEDROOM; LIVINGROOM/FITTED KITCHEN; UTILITY ROOM; and BATHROOM. UPSTAIRS: DOUBLE BEDROOM/CHILD'S DEN/MULTI-PURPOSE ROOM. OUTSIDE: FORMER CELLAR and SHARED FORMER WASHHOUSE, NOW BOTH STORES; SHARED DRYING GREEN; SMALL AREA OF EXCLUSIVE GARDEN. ACCESS TO GARAGE and BACK LANE.

EPC RATING: BAND C;

ENVIRONMENTAL IMPACT BAND D

COUNCIL TAX: BAND E

HOW TO GET THERE The Midstocket area is well known in the West End of the City and there are many ways to get there. Midstocket Road runs from its junction with Beechgrove Terrace (in the Rosemount area) at its East End all the way to the traffic lights at its junction with Anderson Drive, at its West End. Mile End Avenue is the third opening in the right from the east end. Number 51 is situated on the left hand side. Access to the flat is at the side of the building.

GENERAL There are all necessary amenities in the area which is in the catchment area for Mile End Primary School and Aberdeen Grammar School. There are several local shops in the immediate area, whilst the shopping area in Rosemount with its many independent shops, is within walking distance. The Westburn and Victoria Parks are nearby as is the Aberdeen Health Campus at Foresterhill. There is public transport in Mid Stocket Road. The close proximity of Anderson Drive gives easy access to other parts of the City and areas to the north, (including Aberdeen International Airport) and the Commercial Estates to the south at Altens and Tullos, and to the west at Kingswells and Westhill.

ACCOMMODATION:-

Entry to the flat is by the path which leads around the gable of the building where the front door is situated. Entering the door to the carpeted staircase with wooden handrails leads to the main floor of the flat. At the bottom of the staircase is a walk-in storage cupboard handy for "outdoor" items.

The accommodation on the main floor leads from the:-

HALL Shelved storage cupboard. Staircase to upper floor.

LOUNGE (14' 7" x 12' 11") To the front of the flat (east) overlooking Mile End Avenue. Feature tiled fireplace and hearth with slate mantle and surround. Ceiling cornice. Radiator.

DOUBLE BEDROOM (11' 5" x 10' 1") With open outlook to the back of the flat, looking west over the garden and a large area of the City. Radiator.

LIVINGROOM/KITCHEN (15' 8" x 10' 9") Also to the back of the flat, facing west. Fitted with light beech effect floor and wall storage units with contrasting work surfaces, incorporating 1½ bowl Asterite sink with single drainer and mixer taps. Five burner gas hob and double electric oven with extractor hood, integrated dishwasher and fridge. This is a large room with plenty of space for a dining table and chairs or more informal eating arrangements. Laminate flooring. Radiator.

Situated off the kitchen, is the –

UTILITY ROOM (6' 2" x 5' 6") With space for appliances. Floor and wall storage units. Stainless steel sink with single drainer and mixer taps. Plumbing for automatic washing machine. Window overlooking back garden.

BATHROOM (8' 4" x 8' 5") Large and bright with WC, washhand basin in vanity unit and bath, with shower over the bath and folding glass shower screen. Radiator.

From the hall a fixed staircase leads to the UPPER FLOOR, where there is the –

DOUBLE BEDROOM/CHILD'S DEN/MULTI-PURPOSE ROOM (14' 3" x 12' 3") A bright room with Velux windows, both to the front and back giving a lot of light. There is plenty of storage space, including one large walk-in cupboard which houses the central heating boiler. The windows at the back provide a spectacular panoramic view of the west of the City over an 180° aspect.

OUTSIDE At the back of the property leading to a lane is the garden, part of which is exclusive to the property and part shared with the lower flat. The main part of the garden is laid in grass. Here there is one exclusive and one shared store.

At the west end of the garden, with access directly onto the lane, is the:- SINGLE GARAGE



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<https://www.aspc.co.uk/search/property/359559/51-Mile-End-Avenue/Aberdeen/>

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