



**23 STANLEY STREET
ABERDEEN, AB10 6US**

**OFFERS OVER
£350,000**

**SPACIOUS FOUR BEDROOMED DOUBLE UPPER
IN WEST END LOCATION WITH GARAGE**

- PERIOD FEATURES
- FOUR BEDROOMS, ONE WITH EN-SUITE
- STYLISH DINING KITCHEN
- MODERN SHOWER ROOM AND BATHROOM FITTINGS
- EXCLUSIVE AREA OF GARDEN
- SINGLE GARAGE
- GAS CENTRAL HEATING
- EPC RATING – D

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DESCRIPTION

We are delighted to offer for sale this stylishly presented 4 bedroomed double upper flat with single garage, well located in a quiet tree lined street with on-street permit parking. Laid out over 3 floors, the property is bright and airy with tasteful décor throughout with the accommodation comprising smart lounge, spacious and contemporary dining kitchen, useful utility room with access to the rear garden, 4 double bedrooms, one benefitting from an en-suite bathroom, separate shower room and there is also a handy storage room/boiler room. Outside there is an exclusive area of garden with lawn and decking area. The property is further enhanced by a single garage.

The accommodation comprises: Entrance vestibule with storage cupboard housing the electric meter and original tiled floor with a half glazed door leading to the entrance hall with a carpeted staircase ascending to the first floor landing. Light and airy, it is laid with quality solid oak Junckers wood flooring which extends seamlessly throughout the upper floors and the first floor leads to the lounge, smart and well proportioned with bay window frontage and the spacious dining kitchen which is located to the rear and fitted out with a wide range of black gloss wall and base units, co-ordinating black granite worktops and complimented with integrated appliances including oven/grill, gas hob and overhead extractor fan, fridge freezer, wine cooler and dishwasher. There is ample space for dining and access to the utility room which has white units and a fitted sink. Steps lead down from here with access to the rear garden. Completing the first floor are 2 good sized double bedrooms and a modern shower room. Stairs with painted iron spindles and a wooden banister leads to the top floor which is home to a generously sized master bedroom with plenty of room for free-standing furniture and which boasts a spacious en-suite shower room, bedroom 4 overlooking the rear and a very useful box room which could lend itself to a home office, ideal for home working. All bedrooms have built-in bespoke fitted furniture by Sharpes. The property has double glazing and gas central heating. In true move in condition, this is a beautiful family home and early viewing is recommended for full appreciation of the accommodation on offer.

Accommodation:

Lounge	4.11m x 4.85m
Dining Kitchen	5.25m x 4.15m
Utility Room	1.92m x 4.04m
Shower Room	3.05m x 1.30m
Bedroom 2	4.57m x 3.37m
Bedroom 3	3.11m x 4.30m
Principal Bedroom	4.01m x 5.10m
En-Suite Shower Room	4.01m x 2.61m
Bedroom 4	3.81m x 3.61m

Outside: The property benefits from an exclusive area of garden with long lawn and a delightful decking area, which is accessed via steps leading down from the utility room. There is an exclusive cellar providing excellent outdoor storage with power and water. There is also a shared basement with power and light, also providing additional storage. A mutual path leads down the garden with access to the garage and a gate leading out to the rear lane. The single garage has double doors to the front with off-street parking immediately in front and which is accessed from the rear via Union Grove Lane.

Area: Stanley Street is a pleasant and quiet tree lined street in the west end of the city within walking distance of local shops and cafes, close proximity to both primary and secondary schooling at Ashley Road Primary and Aberdeen Grammar School, along with a range of private schools. There are also excellent travel links in and around the city.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

From the west end of Union Street, continue on to Alford Place then Albyn Place and turn left on to Albyn Grove. Turn right on to Stanley Street and number 23 is located on the left hand side of the road as indicated by our 'For Sale' sign.

