



**140 FOREST AVENUE
ABERDEEN, AB15 4UN**

**OFFERS OVER
£280,000**

**THREE BEDROOM SELF-CONTAINED DOUBLE UPPER WITH GARAGE
IN A SOUGHT AFTER WEST END LOCATION**

- SELF-CONTAINED DOUBLE UPPER
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- TWO PUBLIC ROOMS
- KITCHEN/DINER
- SINGLE GARAGE
- EXCLUSIVE CELLAR
- EPC RATING – G

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DESCRIPTION

We are pleased to bring to the market this three bedroom self-contained double upper in a highly desirable west end location. In need of modernisation throughout this property boasts three bedrooms, two public rooms, kitchen diner, two utility rooms, single garage and exclusive basement area. This property would be an ideal purchase for someone looking to put their own stamp on a home and early viewing is highly recommended to appreciate the location and the true potential this property has.

The accommodation comprises: Entrance vestibule with low level cupboard housing the electricity consumer units; stairs to upper hallway with a door leading to the rear at the half landing; Hallway has a large storage cupboard with shelving and lighting; Living room features an electric fire place with stone surround and shelved recesses, large bay window allowing for lots of natural light and ample space for free-standing furniture and other items of soft furnishings; Lounge has two storage cupboards with shelving and space for free-standing furniture; Dining kitchen is fitted with wood base and wall units and tiled worktops, countertop hob, integrated oven and space for table and chairs; Utility room has base and wall units, sink and space for a free-standing fridge freezer; Ground floor bedroom has space for free-standing furniture and other items of soft furnishings; Stairs to the upper floor with a hatch to the insulated loft which is partially floored and has lighting; Bedroom one has ample space for free-standing furniture and other items of soft furnishings; Bedroom three has a built-in mid-level storage cupboard with shelving and lighting and there is space for free-standing furniture; First floor utility room which houses the water tank has space for a free-standing washing machine and tumble dryer, sink and shelving; Fully tiled bathroom with new fittings completes the accommodation and comprises bath with shower above, W.C., wash hand basin set in vanity unit with storage below, towel rail and window.

Accommodation:

Living Room	3.75m x 3.71m
Lounge	4.20m x 5.71m
Kitchen/Diner	3.04m x 3.71m
Ground Floor Utility Room	1.59m x 2.84m
Ground Floor Bedroom	3.04m x 3.27m
Bedroom Two	3.35m x 5.31m
Bedroom Three	3.44m x 4.07m
First Floor Utility Room	3.44m x 2.44m
Bathroom	3.35m x 2.18m

Outside: Front entrance has a paved path leading to the front door. Rear garden is accessed from the property with a paved path and steps leading to the outbuildings. One shared storage area with power, lighting and a sink. Exclusive cellar within a shared basement which has shelving and lighting and there is a shared area of the basement which is separated with rope. From the steps to the low level bushes on the right hand side is the exclusive rear garden which is laid to lawn with patio decking area which also has seating. There is a shared drying green and a path leading to a rear gate which gives access to a lane and the garage. Within the shared drying green is the exclusive single garage which has an up-and-over door. The garage is accessed via a lane which can be entered on either Gladstone Place or Devonshire Road.

Area: Forest Avenue is a highly desirable location, situated to the west end of Aberdeen and within walking distance of an excellent range of quality hotels and restaurants. The property is within the catchment area for well regarded primary and secondary schools such as Ashley Road School and Aberdeen Grammar School and is within walking distance of independent private schools and nurseries, with Albyn School being located at the top of the road. Queen's Road is within walking distance where there is a range of public transport facilities giving access to the city centre. Given the properties located close to some of the main arterial routes and Aberdeen ring road most parts of the city are readily accessible with Union Street and its wide range of pubs, clubs, restaurants, shops and leisure facilities within easy walking distance.



ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents 01224 572777.

DIRECTIONS

Travelling west on Union Street continue straight to Holburn Junction. From there, go straight ahead to Alford Place and continue straight ahead to Queens Cross Roundabout and from there, continue straight ahead then turn left at next roundabout onto Forest Avenue. The property is situated on the left just before junction with Devonshire Road.

