



**1/2 SPRINGBANK TERRACE
ABERDEEN AB11 6LS**

**OFFERS OVER
£850,000**

**AN INVESTMENT OPPORTUNITY TO PURCHASE A SUBSTANTIAL 14 BEDROOM PROPERTY
FULLY LEASED TO ONE OIL SERVICE COMPANY TENANT FOR THE LAST 11 YEARS.
DEVELOPMENT OPPORTUNITY FOR CONVERSION TO INDIVIDUAL FLATS.
PLANNING PERMISSION IN PLACE.**

ACCOMMODATION

- VESTIBULE AND HALLWAY
- LOUNGE AND SITTING ROOM
- LAUNDRY ROOM AND CLOAKROOM
- DINING ROOM
- DINING KITCHEN

- FOURTEEN BEDROOMS WITH EN-SUITE FACILITIES
- FRONT GARDEN
- DOUBLE GARAGE
- ACCESSES TO SPRINGBANK TERRACE AND REAR LANE

DESCRIPTION

This is an excellent opportunity to purchase a substantial 14 bedroom property in the City Centre with ample offstreet parking that has been leased to an oil service company for the last eleven years and is currently leased to them until 14 March 2013. The premises provide an excellent yield in respect of the current lease, but it is believed that it would also lease readily to individual occupiers based on its location and services. Off street parking is available for nine vehicles. Full planning permission for 9 one bedroom flats in place.

The property enjoys all the benefits of a location close to the heart of the city centre with a wide range of shopping facilities, public transport, pubs, clubs, restaurants and recreational attractions including cinemas, theatres, health clubs and shopping malls.

ACCOMMODATION

ENTRANCE VESTIBULE

With solid exterior door with original mosaic tiled flooring, part glazed door to Reception Hallway.

RECEPTION HALLWAY

With access to Lounge, Sitting Room and two Bedrooms. Two carpeted staircases to upper level and also leading to lower level and basement.

LOUNGE (6.2m x 4.28m x 5.18)

Spacious room with large double glazed window, features traditional wooden fire surround with tiled inset and tiled hearth.

SITTING ROOM (4.25m x 5.15m)

Further public room with large double glazed window. Radiator.

LAUNDRY ROOM (2.68m x 3.61m)

With floor standing central heating boiler, hot water tank, stainless steel sink and drainer unit with mixer taps, washing machine and tumble dryer. Two double glazed windows. Two built-in storage cupboards.

REAR HALLWAY

Gives access to walk in storage cupboard, power, light. Double glazed window. Radiator.

CLOAKROOM

With coloured suite. WC and wall mounted wash hand basin. Double glazed window. Radiator.

Glazed door to rear garden. Paved path. Door to garage.

BASEMENT HALLWAY

With two built-in storage cupboards.

DINING ROOM (4.51m x 5.62m)

Spacious public room, two double glazed windows. Radiator.

DINING KITCHEN (2.94m x 4.47m)

Dining kitchen fitted with a range of wall, base and drawer units with co-ordinating work surfaces and tiling to splashbacks. Dishwasher, larder style fridge and freezer. Belling cookers each with double oven one with gas hob, one with ceramic hob. Wall mounted extractor fan. Stainless steel sink and drainer unit. Further circular stainless steel wash hand basin. Radiator. Double glazed window.

BEDROOM ONE (2.04m x 3.33m)

Double bedroom. Double glazed window. Wall to wall storage. Radiator. En-suite bathroom with white suite comprising WC, bidet, pedestal wash hand basin, bath with tiling around. Mixadec shower, curtain and rail over.

BEDROOM TWO (3.43m x 3.63m) (taken at widest point)

Further double bedroom. Double glazed window. Radiator. Built in wardrobe. En-suite shower room, WC, pedestal wash hand basin and aqua panelled shower cubicle.

GROUND FLOOR

BEDROOM THREE (3.52m x 3.08m)

Further double bedroom. Built in wardrobe. Double glazed window. En-suite shower room, WC, pedestal wash hand basin, tiled shower cubicle. Radiator.

BEDROOM FOUR (3.44m x 3.02m)

Further double bedroom. Built in wardrobe. Double glazed window. Radiator. En-suite shower room with WC, pedestal wash hand basin, tiled shower cubicle. Radiator.

BEDROOM FIVE (4.81m x 2.27m)

Further large double bedroom on half landing. Two double glazed windows, built in wardrobe. Wall mounted electric panel heater. En-suite bathroom with WC, pedestal wash hand basin, Bath with titling around. Shower, shower curtain and rail over. Double glazed window. Radiator.

UPPER HALLWAY

BEDROOM SIX (3.46m x 4.59m)

Double bedroom. Pedestal wash hand basin, tiling to the splashback. Light and shaver point. Double glazed window. Radiator. Ample space for free standing bedroom furniture.

BATHROOM

WC, pedestal wash hand basin, bath with tiling around. Shower, shower curtain and rail over. Radiator.

BEDROOM SEVEN (4.61m x 2.22m)

Single bedroom with double glazed window. Space for free standing bedroom furniture. Radiator. En-suite bathroom with WC, pedestal wash hand basin and bath with tiling around. Shower, shower curtain and rail over.

BEDROOM EIGHT (2.15m x 2.16m)

Single bedroom with double glazed window. Radiator. Space for free standing bedroom furniture. Built in wardrobes. En-suite shower room with vanity wash hand basin with storage below. WC, aqua panelled shower cubicle. Double glazed window.

BEDROOM NINE (4.54m x 2.25m) (at widest point)

Further double bedroom. Single glazed window. Ample space for free standing bedroom furniture. Radiator. En-suite shower room with WC, pedestal wash hand basin and aqua panelled corner shower cubicle.

BEDROOM TEN (3.63m x 3.57m)

Double bedroom with large double glazed window. Ample space for free standing bedroom furniture. Radiator. En-suite shower room with WC, pedestal wash hand basin and aqua panelled corner shower cubicle.

UPPER HALLWAY / TOP FLOOR

BEDROOM ELEVEN (4.13m x 2.63m) (at widest point)

Single bedroom. Window. Radiator. Space for free standing bedroom furniture. En-suite shower room with WC, wall mounted wash hand basin and aqua panelled shower cubicle.

BEDROOM TWELVE (3.34m x 3.32m) (at widest point)

Further double bedroom. Double glazed window. Ample space for free standing bedroom furniture. En-suite shower room with wc, vanity wash hand basin, tiled shower cubicle. Radiator.

BEDROOM THIRTEEN (3.37m x 3.55m)

Double bedroom. Double glazed window. Ample space for free standing bedroom furniture. Radiator. En-suite shower room with WC, pedestal wash hand basin and aqua panelled shower cubicle. Heated towel rail.

BEDROOM FOURTEEN (3.35m x 2.58m)

Further double bedroom with double glazed window. Space for free standing bedroom furniture. Radiator. En-suite shower room with WC, pedestal wash hand basin, aqua panelled shower cubicle.

OUTSIDE/GENERAL

To the front of the property is extensive garden ground with large driveway offering parking for nine vehicles. Section of garden ground is laid to lawn and stocked with mature, trees and shrubs. The garage is a double tandem garage, accessed from the rear.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Te.I selling agents 01224 572777.

DIRECTIONS

From Union Street turn into Crown Street and carry on until the traffic lights when you turn right and 1/2 Springbank Terrace is on your right.



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