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37 Abergeldie Terrace  
Aberdeen  
AB10 6EE

fixed price £270,000

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solicitors

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Entry By Arrangement

Viewing by contacting selling agents or Mrs Grassie tel 07738 148143 (evenings/weekends) or 01224 414160 (weekdays)

We are pleased to offer FOR SALE this extremely well presented two bedroom self contained ground floor dwelling , within walking distance of the city centre. The property is in a highly desirable central but quiet conservation area. The property is on two levels with the majority of the property, located on the Ground Floor and the large Second Bedroom at Garden Level offering plenty of natural light. The property which has been substantially redecorated to a high and tasteful standard by the current owners who have retained many traditional features associated with a granite building of this type including pitch pine doors and woodwork, stunning working open fireplace in the lounge and bedroom.

The accommodation is stylish, bright and spacious throughout and features a modern and contemporary kitchen and bathroom which combined with the traditional features provides a high quality environment using the best of traditional and modern styles. The property is fully double glazed throughout and has gas central heating with radiators throughout. The property is offered for sale to include all carpets, curtains, blinds, light fittings, high quality free standing bedroom wardrobes and kitchen white goods (excluding washing machine).

Externally to the front, there is unrestricted on-street parking available and a small easily maintained area of garden. To the rear the enclosed garden is a natural 'sun trap' with an area exclusive to the property, a shared drying green, exclusive storage cellar and a shared wash-house.

Abergeldie Terrace allows easy access to the city centre, local shopping facilities and the ring road. The property is also conveniently placed for access to the old Deeside Railway, a pleasant tree lined pathway popular with joggers, dog walkers and cyclists. Regular public transport is available nearby.



reception hall

### Accommodation Comprises:-

Entrance Vestibule, Reception Hall, Lounge, Dining/Sitting Room, Kitchen, Double Bedroom 1, Bathroom.

Downstairs:- Double Bedroom 2/ Garden Room.

### Entrance Vestibule

A solid traditional hardwood door with glazed panel above opens into the entrance vestibule. Low level cupboard housing the electricity meter and fuse box. Original terrazzo tiled floor. Attractive double wall sconce. Impressive pitch pine door with half glazed leaded stained glass panel opens into the reception hall.

### Reception Hall

The impressive and welcoming L-shaped hallway features high ceilings, attractive cornice work, stripped and polished wooden floors all combine to give a welcoming feel.



lounge

### Lounge (18'7" x 18' approx)

A fabulous light filled lounge with high bay windows flanked by carved pilasters overlooking the front of the property with deep skirtings, picture rail and cornice. A further feature in the room is a grand open fireplace, set in attractive tiling with tiled hearth and a striking carved surround flanked by alcoves.

### Dining/Sitting Room (13'10"x 12'approx)

The bright and well proportioned dining room overlooks the rear garden. There is ample space for dining and relaxing, and with the kitchen leading off easy to entertain dinner guests in this an excellent space. A large shelved walk-in cupboard offers plentiful storage space. Wall mounted gas fire. Picture rail.

### Kitchen (9'x 8'6"approx)

The light and airy modern kitchen is fitted with a range of beech style base and wall units with contrasting marble effect worktops and brightly tiled splashback areas. The stainless steel five burner gas hob and the electric oven will remain, as will the graphite coloured fridge. A large window overlooks the garden and allows plenty of natural light in and a partially glazed door gives access out. Wood laminate flooring.

### Double Bedroom 1 (13'7"x 13'6"approx)

An elegant and spacious double bedroom with high double window overlooking the rear garden and beyond. Features in the room include the decorative cast iron fireplace with coordinated surround, picture rail, the original servant's bell and a shelved "Aberdeen" cupboard.



dining room



kitchen



master bedroom



bathroom

## Bathroom

A bright modern bathroom fitted with a white three piece suite with 'Mira Sport' electric shower over the curved shower bath. Extensively tiled with an attractive colourful mosaic border. Wall mirror with vanity light above. Long upright mirrored storage cupboard. WC with concealed cistern. Recessed lighting. Ladder style heated towel rail. Wood laminate flooring. Opaque window to side.

## Downstairs

Staircase with handrail and deep display/storage ledge.

## Double Bedroom 2/Garden Room

(13'x 12'approx)

A charming room tucked downstairs and currently used as child's bedroom, but with a glazed door opening onto the garden, an area that would adapt to whatever use a buyer required of it. Light neutral décor with an attractive beamed ceiling. A large walk-in understairs cupboard provides extensive shelved storage. A further cupboard houses the hot water tank. Georgian style door to garden.

## Outside

To the front, there is unrestricted on-street parking available and a small easily maintained area of gravelled garden with willow-tree. To the rear the enclosed garden is a natural 'sun trap' with a further low maintenance gravelled area exclusive to the property with a shrubbed border, ideal for a display of planters. There is a shared drying green, an exclusive storage cellar and a shared wash-house with double 'Belfast' sink.



double bedroom 2 / garden room

## Notes

Superb self contained dwelling. Two Public rooms .  
Two double bedrooms. Traditional features blending  
with the stylish and contemporary.

Quiet popular location, close to city centre.



rear of property



shared garden area