



DUTHIE WARD



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SIX BEDROOM GRANITE SEMI DETACHED VILLA

156 BON-ACCORD STREET, ABERDEEN

Offers over £675,000



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Property description

156 Bon-Accord Street is an impressive and desirable semi-detached granite villa on a south facing site, with a leafy outlook to the front and elevated and open views to the rear towards the centre of Aberdeen.

It is a lovely family home which has been carefully restored and modernised by the owners and is undoubtedly one of the best properties of its type in Aberdeen.

Original period features have been retained throughout the front areas of the house and there are some more modern areas including the Family Room/Dining Room, luxury Kitchen and Guest Suite to the rear and Bedroom, Study and en-suite on the second floor.

This property combines contemporary living requirements with the quality and elegance of the Victorian period. The period features include panelled doors, high moulded skirtings, high ceilings, dado rails and some lovely cornices, ceiling roses, wall friezes and plaster detailing.

The house has full gas central heating and double glazing and a mains wired smoke alarm system. All fitted carpets, most curtains, all blinds, most fittings and all the integral kitchen appliances are included.

To the front there is a well kept garden with off-road parking and to the side a lockbloc patio and path to rear garden.

The walled rear garden is well landscaped and has a good level of seclusion and a timber decked patio, a paved patio, lawn, shrub and flower beds and garden shed.





VESTIBULE: 7'9 x 7'6 (2.4m x 2.3m) Panelled front entrance door. Original mosaic tiled floor. Ceiling cornice. Ceiling rose. Light fitting. Timber panelling to dado rail height. Fitted meter cupboard. Wall mirror unit with shoe storage and coat hooks. Glazed screen and panelled glazed door (with fluted columns) to Hall.

HALL: 40' max x 7'6 (12.2m x 2.3m) With period features including panelled doors, column detailing and stairway with balustrade. Ceiling chandelier and light fitting. Double radiator. Fitted carpet.

LOUNGE: 19'3 into window bay x 16'2 into alcove (5.9m x 4.9m) (Front Left) This is an elegant and well proportioned room with a bay window to the front with fitted seating and storage and period features including timber panelling, fluted columns, high moulded skirtings, ceiling rose, ceiling cornice and wall frieze. Victorian style fireplace. Alcoves to either side each with fitted cupboards. Curtains with pelmet and tie-backs. Double radiator. Solid oak flooring.

W.C: (Mid Right) Recently installed. Wash-hand basin and w.c. Ceiling light fitting. Wall extract fan. Wall mirror. Tiled floor.

FAMILY ROOM/DINING ROOM: 21'7 max x 11'11 (6.6m x 3.6m) (Mid Right) Panelled door from Hall, doors to Kitchen and side Hall and two windows to left hand side. Built-in cupboard with central heating control panel and water stopcock. Two ceiling light fittings. Curtains. Two radiators. Electric fire. Fitted carpet.

KITCHEN: 19'7 x 11'8 (6m x 3.6m) This is a spacious luxury Kitchen with excellent natural light, white gloss units and solid walnut worktops. Door from Family Room/Dining Room and glazed door and windows to rear.

Along side wall – worktop with 5 ring stainless steel hob, drawer and cupboard base units, two pull out larder units, wall units, Neff stainless steel double oven and stainless steel hood, integral washing machine and American style Whirlpool fridge/freezer.

Along rear wall – worktop with stainless steel sink, base units and integral dishwasher.

To other side wall – worktop with base unit, wine cooler unit, wall units and peninsular breakfast bar.

Three ceiling spotlight tracks. Ceiling extract fan. Wall board. Radiator. Ceramic tiling to floor. Glazed door and windows to Conservatory.

CONSERVATORY: 10'7 x 7'8 (3.2m x 2.3m) Side door to rear patio. Vertical blinds. Ceramic tiling to floor.

SIDE HALL: 5'2 max x 3'10 (1.6m x 1.2m) Door from Family Room/Dining Room, exterior door to front and door to Guest Bedroom. Wall light fitting.

GUEST BEDROOM: 20'4 x 10'7 (6.2m x 3.2m) With access via the Family Room/Dining Room and Side Hall and also usable as a self-contained Guest Suite as there is an external door to the front (also via the Side Hall) and glazed door and window to rear patio and garden. Door to En-suite Shower Room and double doors to built-in wardrobe. Fitted unit with wash-hand basin. Ceiling light. Curtains. Double radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: 8'3 x 5'9 (2.5m x 1.8m) Door from Guest Bedroom and window to side. Vanity unit with wash-hand basin. W.c. Built-in tiled shower enclosure. Ceiling light. Wall mirror. Wall extract fan. Double radiator. Floor vinyl.

BEDROOM 3: 16'5 into alcoves x 14'5 max (5m x 4.4m) (Mid Left) Panelled door from Hall, door to En-suite Shower Room and window to rear. Period features including ceiling cornice, high skirtings and alcoves with wall lights (and one with fitted shelves). Two built-in wardrobes with shelves and hanging rails. Ceiling light. Curtains. Fitted carpet.

EN-SUITE SHOWER ROOM: Built-in tiled shower with large shower tray. W.c. and wash-hand basin. Ceiling light. Wall mirror. Shelf. Floor vinyl.

Carpeted stairway with balustrade, dado and original stairway lamp.

MEZZANINE HALL: 9'6 x 3'5 (2.9m x 1m) Doors to Family Bathroom and Bedroom 1. Ceiling light fitting. Radiator. Fitted carpet.

BATHROOM: 7'6 x 7'6 (2.3m x 2.3m) (Mid Left) Door from Mezzanine Hall and two windows to side. Three piece suite including oval sink and Jacuzzi bath with shower screen. Full wall tiling around bath/shower area. Two ceiling downlighters. Built-in shelved airing cupboard. Built-in hot water cylinder cupboard. Wall cabinet. Radiator. Solid wood flooring.



BEDROOM 1: 28'7 max x 11'10 max (8'7m x 3.6m) (Rear Right) Door from Mezzanine Hall, window to side and large window to rear with attractive elevated views to gardens and towards the cityscape skyline. Also door to walk-in storage cupboard and door to En-suite Shower Room. Eight downlighters. Curtains. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: Wash-hand basin in vanity unit, w.c. and tiled shower enclosure. Ceiling downlighter. Ceiling fan. Radiator. Floor vinyl.

FIRST FLOOR HALL: With period features including dado and panelled doors to Bedrooms 2 and 4 and to stairway to second floor. Ceiling light fitting. Radiator. Fitted carpet.

BEDROOM 2: 16'3 into alcove x 12' (5m x 3.7m) (Mid Left) Panelled door from First Floor Hall, window to rear and door to En-suite Shower Room. Period features including ceiling cornice, moulded skirtings and facings, fireplace and alcove. Ceiling light fitting. Curtains. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: 9'11 x 4'11 (3m x 1.5m) Window to side. White suite including large shower tray in tiled shower enclosure. Deep sill at window. Ceiling light fitting. Wall mirror with light. Double radiator. Tiled floor.

BEDROOM 4: 12'3 x 12'2 (3.7m x 3.7m) (Front Left) Door from Playroom and window to front with attractive leafy outlook to the grounds of Ferryhill House. Panelled doors to built-in wardrobe and to built-in shelved alcove cupboard. Ceiling coving. Curtains. Double radiator. Fitted carpet.

PLAYROOM: 12'6 max x 10'2 (3.8m x 3.1m) (Front Right) Panelled door from Hall, door to Bedroom 4, door to En-suite Shower Room and window to front. Shelved alcove cupboard. Ceiling coving. Ceiling light. Curtains. Fitted carpet.

EN-SUITE SHOWER ROOM: 7'3 x 6' (2.2m x 1.8m) Door from Playroom. Wash-hand basin in vanity unit, w.c. and shower tray in tiled shower enclosure. Two ceiling downlighters. Ceiling extract fan. Mirror and light unit above sink. Floor vinyl.

Carpeted stairway to Second Floor with good light from large velux window. Ceiling light fitting.



SECOND FLOOR HALL: Door to Bedroom 5 and door to central heating cupboard. (Recently installed gas central boiler). Radiator. Fitted carpet.

BEDROOM 5: 23'10 max x 15' (7.3m x 4.6m) On open plan with Study and with door to En-suite Shower Room, two windows to rear (with panoramic outlook towards the centre of Aberdeen) and velux window to front. Door to built-in cupboard with cold water tank. Door to floored storage within eaves. Three ceiling spotlight tracks. Double radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: 5'10 x 5'10 (1.8m x 1.8m) Wash-hand basin in unit, w.c. and corner shower enclosure. Wall mirror unit. Two ceiling downlighters. Ceiling extract fan. Floor vinyl.

STUDY: 8'5 x 7'7 (2.6m x 2.3m) On open plan with Bedroom 5. Velux window to front. Ceiling spotlight track. Fitted carpet.

OUTSIDE: To the front, a well kept garden with privet and box hedging, wrought iron gate, paved driveway with off-road parking and gate and path to Side Hall and rear garden.

To the side, lockbloc patio with forest bark areas.

To the rear, landscaped walled garden with paved patio, flower borders, lawn, path to garden shed and children's play area. Very attractive outlook from upper level. Sheltered and secluded timber decked patio.



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