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4 BEDROOM SEMI-DETACHED HOUSE IN PRIME WEST END LOCATION

25 CROMWELL ROAD, ABERDEEN

Offers over £390,000



Property description

Cromwell Road has an excellent west end location within walking distance from the centre of the city and close to the Anderson Drive ring road, providing easy access to all parts of the city.

It is well placed for some of Aberdeen's best schools including St. Margarets, Albyn and Robert Gordons College.

Number 25 is a handsome granite property with an attractive open outlook to the front towards the Harlaw Playing Fields and a south facing garden to the rear. It has a rear extension extending the whole width of the house providing a large and well fitted Kitchen and Family Room with a wide glazed screen and French doors to the rear garden.

The accommodation downstairs includes the Vestibule, Hall, w.c. and a very spacious Lounge with dining area on open plan linking through to the Kitchen and Family Room to the rear. On the first floor there are three Bedrooms and Bathroom and on the second floor there is a further large Bedroom.

There are period features including panelled doors, stained leaded glass, high ceilings, ceiling coving, moulded skirtings and facings and dado rails. The house is well presented throughout and in ready to move into condition.

Providing a lovely family home with spacious and modern open plan living areas downstairs and four Bedrooms or three Bedrooms plus Study, this is a particularly appealing property in the west end of Aberdeen.



VESTIBULE: 6'4 x 4' max (1.9m x 1.2m) High ceiling. Ceiling light. Picture rail. Tiled floor. Panelled door with stained leaded glass and fanlight above and screen to Hall.

HALL: 30'3 max x 6'3 max (9.2m x 1.9m) Panelled doors off to Lounge, Kitchen and w.c. and stairway to upper floor. High ceiling. Dado rail. Smoke alarm. Ceiling light. Telephone point. Original door bell. Central heating radiator with thermostat. Solid wood flooring. Small door giving access to floored storage under the staircase.

W.C: 8'5 x 3'1 (2.6m x 1m) (Mid Right) Panelled door from Hall and double glazed window to side and panelled door to understair cupboard with fitted shelves to two wall, small window (single glazed) to side, light and fitted carpet. High ceiling. Ceiling light. Deep sill at window. Double radiator. Floor vinyl.

LOUNGE (AND DINING ROOM): 26'5 max x 13'10 (8m x 4.2m) (Front and Mid Left) Large well proportioned room with double glazed bay window to the front and on open plan with Kitchen/Family Room to the rear. Open fireplace. Alcove cupboard with double doors. Ceiling coving. Two ceiling chandelier type light fittings. Picture rail. Two TV aerial point. Moulded skirtings and facings. Natural wood finishes. Four double radiators. Fitted carpet.

KITCHEN/FAMILY ROOM: 20' x 10'2 (6.1m x 3.1m) (Rear) This is on open plan with the dining area and also has a panelled door from the Hall, a large south facing double glazed window and wide French doors and screen to rear garden.

The Kitchen has fitted units to three sides.

Along window wall – worktop with 1.5 stainless steel sink and drawer and cupboard base units.

To side wall – worktop with Cannon four ring gas cooker, base unit, wall units incorporating filter hood. Fridge/freezer.

To other side – peninsula unit with Bosch dishwasher and Hotpoint washer/dryer.

Ceramic tiling between worktops and wall units. Ceiling coving. Seven ceiling downlighters. Telephone point. Curtain drapes to French doors. Double radiator. Solid wood flooring.

From the Hall is a carpeted stairway to the Upper Floor. Good natural light from side facing double glazed window. Fitted wall light. Dado rail. Hardwood handrail and banister.

HALL: Galleried Hall with panelled doors to four rooms. High ceiling. Ceiling coving. Ceiling light fitting. Smoke alarm. Fitted carpet.

BEDROOM 1: 12'4 x 10'9 (3.8m x 3.3m) (Rear Left) Double Bedroom with panelled door from Hall and large south facing double glazed window. Panelled door also to shelved alcove cupboard. Double fitted wardrobe with floor to ceiling storage, upper and lower hanging rails and fitted shelving. Ceiling cornice. Ceiling rose. Ceiling light fitting. Picture rail. Curtains. Deep sill at window. Double radiator. Fitted carpet.

BEDROOM 2: 12'2 max x 12'2 (3.7m x 3.7m) (Front Left) Double Bedroom with panelled door from Hall and large double glazed window to front with outlook to Harlaw Playing Fields. Deep sill at window. Ceiling coving. Ceiling rose. Picture rail. Double radiator. Fitted carpet.

BEDROOM 4/STUDY: 7'11 x 7'7 (2.4m x 2.3m) (Front Right) Single Bedroom (meantime used as a Study) with panelled door from Hall and double glazed window to front with outlook to Harlaw Playing Fields. Deep sill at window. Fitted double and single storage cupboards, both shelved with further cupboards above. Ceiling light. Roman blinds. Double radiator. Fitted carpet.



BATHROOM: 7'10 x 6' (2.4m x 1.8m) (Rear Right) Panelled door from Hall with leaded glass panels and double glazed window to rear. White three piece suite. Corner vanity unit for sink with double doored storage cupboard. Mira shower and shower curtain. Door to built-in storage cabinet with seven shelves. Ceramic tiling to two walls. High ceiling. Ceiling coving. Ceiling light fitting. Double radiator. Floor vinyl.

Carpeted stairway to second floor. Good natural light from rear facing velux window. Door to floored storage space within eaves. Deep sill at window. Panelled door to Bedroom 3.



BEDROOM 3: 20'3 max x 13'6 max (6.2m x 4.2m) Large Double Bedroom with panelled door from Hall and velux windows to front and rear. Fitted desk area with recessed downlighter and dimmer light switch. Fitted wardrobe with hanging rail. Double doors to central heating cupboard with recently installed central heating boiler. Two doors giving access to further floored storage within eaves. Ceiling light. Dimmer light switch. Double radiator. Fitted carpet.

OUTSIDE: Front garden with lawn and lockbloc drive-in parking area.

To the rear, south facing walled garden with lawn. Lockbloc patio adjacent to French doors from Family Room. Raised flower beds. Further patio to rear of garden. Two garden sheds.

VIEWING BY ARRANGEMENT TELEPHONE (01224) 621622 (DUTHIE WARD SOLICITORS)





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