



DUTHIE WARD



SOLICITORS



www.duthieward.co.uk

THREE BEDROOM LOWER FLAT

61 BLENHEIM PLACE, ABERDEEN

Offers over £350,000



Property description

Blenheim Place is one of the prime locations in Aberdeen for granite period properties and Number 61 has an ideal position in the section between Desswood Place and Carden Place. The front rooms are east facing and have an open outlook along Osborne Place and to the rear there is an attractive and sunny west facing garden with a garage with rear lane access. Blenheim Place is in the catchment area for Aberdeen Grammar School and is very well placed for other excellent Aberdeen schools including St. Margarets, Albyn and Robert Gordons.

Period features have been retained in the Hall, Lounge, Dining/Family Room and Bedrooms 1 and 2 and to the rear the fitted Kitchen, Bedroom 3 and En-suite are more contemporary and the combination of old and new provides a lovely living environment in Aberdeen's west end.

Blenheim Place is also well positioned for access to other parts of the city via Carden Place/Queens Road and Anderson Drive, is within easy walking distance from shopping, entertainment and dining amenities in the city centre and restaurants etc nearby.

The flat benefits from full double glazing throughout, and gas central heating throughout (with the exception of Bedroom 3 and the En-suite which have electric heating). All carpets, curtains, blinds, light fittings and other fittings are included and the built-in hob, oven, fridge/freezer, dishwasher and washer/dryer are also included.





VESTIBULE: Original mosaic tiled floor. Fitted meter cupboard. Dado rail. Ceiling cornice. Ceiling light. Stained glass fanlight above panelled entrance door. Pitch pine part-glazed door to Hall.

HALL: With pitch pine panelled doors, facings and finishings including dado rail. Ceiling coving with plaster features. High ceiling. Victorian mushroom handles to all doors. Double radiator. Restored wood floor. Panelled doors to Lounge, both Bedrooms, Dining Room, Bathroom, walk-in cupboard and further built-in cupboard.

WALK-IN CUPBOARD: (Left) Between Lounge and Dining Room. Good height. Fitted shelves and coat hooks to three walls. Good storage space. Light installed.

BUILT-IN CUPBOARD: (Right) Airing cupboard with three slatted shelves.

LOUNGE: 18'11 into window bay **x 13'6** into alcoves **(5.8m x 4m)** (Front Left)
An elegant room with panelled door from Hall and uPVC double glazed bay window to front with open outlook down Osborne Place. Pitch pine woodwork. High ceiling. High moulded skirtings. Fluted columns and panelling at window bay. Ceiling coving and frieze. Ceiling rose which is fitted with a chandelier light. Two wide alcoves. Original Italian marble fireplace and hearth with carved oak overmantle and surround which houses a living flame gas fire. Full length curtains. Double radiator. Natural wood floor.

DINING/FAMILY ROOM: 16'6 max x 11'2 max (5m x 3.4m) (Mid Left)
Panelled door from Hall, doorway to Kitchen (on open plan with Kitchen) and large uPVC double glazed window to rear garden. Pitch pine panelled door also to shelved alcove cupboard. Wide alcove. Original fireplace (closed off). High ceiling. Ceiling coving. Pitch pine skirtings and facings. Curtains. Double radiator. Natural wood floor.

BEDROOM 1: 16'6 max x 10'7 (5m x 3.2m) (Rear Right) A well proportioned double Bedroom with pitch pine panelled door from Hall and uPVC double glazed window and attractive outlook to sunny rear garden. Large triple door fitted wardrobe with sliding mirror doors. Pitch pine panelled door to shelved alcove cupboard. Moulded skirtings and facings. High ceiling. Ceiling coving. Ceiling rose. Ceiling light. Curtains. Double radiator. Fitted carpet.

BEDROOM 2: 15'4 x 11' max (4.7m x 3.4m) (Front Right) This is another well proportioned double Bedroom with pitch pine panelled door from Hall and uPVC double glazed window to front. Large built-in wardrobe with louvre doors, hanging rails and shelves. Moulded skirtings and facings. Ceiling cornice. Ceiling light. Original fireplace (now sealed). Double radiator. Fitted carpet.





BEDROOM 3: 17'7 x 6'11 (5.4m x 2.1m) (Rear Left) Panelled doors from Rear Hall, to En-suite Shower Room and side facing window to garden. Panelled door to built-in wardrobe with hanging rail and fitted shelves. Also panelled door to walk-in storage cupboard. Natural wood finishes. Four ceiling downlighters. Roller blinds. Curtains. Storage heater. Fitted carpet.

WALK-IN CUPBOARD: 5'8 max x 3'8 (1.7m x 1.1m) Hanging rail and fitted shelving. Ceiling downlighter. Fitted carpet.

EN-SUITE SHOWER ROOM: 7'5 max x 6'10(2.3m x 2.1m) (Rear Left) Panelled door from Bedroom 3 and uPVC double glazed window to rear. Three piece suite including extra wide shower tray in built-in tiled enclosure. Tiling to dado height. Natural wood finishes. Two ceiling downlighters. Ceiling extract fan. Shaver light and point. Wall mirror. Roller blind. Panel heater. Tiled floor.

KITCHEN: 13'6 x 7'3 (4.1m x 2.2m) (Mid Left) A fully fitted Kitchen on open plan with the Dining/Family Room. Panelled door to Rear Hall, side facing part-glazed door and window to rear patio and garden. Fitted units to two walls.

Along window wall – worktop with inset stainless steel sink, base units, integral Smeg dishwasher, washer/dryer and central heating boiler in wall unit.

To opposite wall – worktop with four ring hob, stainless steel oven and drawer and cupboard base units and wall units incorporating filter hood. Fridge/freezer.

Ceramic tiling between worktops and wall units. Ceiling coving. Six ceiling downlighters. Window extract fan. Double radiator. Laminated flooring.

BATHROOM: 8'5 x 4'11 (2.6m x 1.5m) (Mid Rear) Part-glazed pitch pine panelled door from Hall and uPVC double glazed window to rear. Three piece suite including wash-hand basin and w.c. in fitted units. Bath with shower and shower screen. Full height tiling around bath and half height elsewhere. Wall mirror. Shaver light and point. Wall unit. Wall extract fan. Four ceiling downlighters. Curtain to door. Central heating towel radiator. Ceramic tiling to floor.

REAR HALL: 5'9 max x 2'3 (1.8m x 0.7m) Panelled door from Kitchen, panelled door to Bedroom 3, part-glazed side door to patio and panelled door to built-in cupboard with fitted shelves and coat hooks. Natural wood finishes. Smoke alarm. Ceiling downlighter. Laminated flooring. Matwell.

OUTSIDE: Front garden with lawns, shrubs and path to front entrance.

To the rear, well tended walled garden. Large and sunny paved patio and lawn. External water tap.

SINGLE GARAGE: With access via up-and-over door from rear lane. Concrete floor. Work bench. Fitted shelf. Door and window to garden. The rear lane is tarmaced and leads to Fountainhall Road and Desswood Place.



42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623

e-mail: info@duthieward.co.uk

These particulars are believed to correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.