

# DUTHIE WARD



SOLICITORS



## 76 GREAT WESTERN ROAD, ABERDEEN FIRST FLOOR ONE BEDROOM FLAT

Accommodation: Hall, Lounge, Dining Kitchen, Bedroom and Bathroom. uPVC double glazing.  
Gas central heating. All carpets, curtains, light fittings and other fittings included. Shared store on landing.  
Large internal cellar in basement. Shared rear garden.

**OFFERS OVER £140,000**

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

SOLICITORS & ESTATE AGENTS



This spacious first floor flat has an ideal city centre location, within minutes walk from Union Street and with access to other parts of the city via Great Western Road and the Anderson Drive ring road.

It is part of a traditional granite building with many original features retained and has a good open outlook to the front. The rooms are spacious and well proportioned with high ceilings, panelled doors and period features.

Other features include the well proportioned Lounge with large south facing window to the front and two pine lined alcoves with fitted shelf cupboards, a large and well fitted Dining Kitchen, double Bedroom to the rear with outlook to Claremont Street and fitted Bathroom with shower and shower screen over a large bath.

The property is well decorated and well presented throughout, has full gas central heating and uPVC double glazing and is in ready to move into condition.

**HALL: 8'5 x 3'6 (2.5m x 1.1m)** Panelled entrance door. Pine linings to one wall and ceiling. Panelled doors to four rooms with moulded skirtings and facings. Fitted meter cupboard. Security entrance telephone. Wall mirror. Coat hooks. Ceiling downlighter. Power point. Double radiator. Fitted carpet.

**LOUNGE: 13'8 max x 13'7 max (4.2m x 4.1m)** (Front Right) A well proportioned and bright room with panelled door from Hall, large south facing uPVC double glazed window to front and open outlook. High ceiling. Ceiling cornice. Ceiling light fitting. Dimmer light switch. Picture rail. Moulded skirtings and facings. Two pine lined alcoves each with fitted shelves, fitted shelved cupboards and louvre doors. Fireplace with tiled surround, hearth and electric fire. Five power points. TV aerial point. Curtains with tie-backs. Fitted carpet.



**DINING KITCHEN: 12'9 max x 11'9 (3.9m x 3.6m)**

(Rear Right) Panelled door from Hall and double glazed window to rear with outlook to Claremont Street. Fitted units to two walls.

Along window wall – worktop with stainless steel sink, base unit, appliance spaces with plumbing for washing machine and wall units. Central heating combi boiler which operates the central heating and shower.

To side wall – worktop with drawer and cupboard base units, wall units and cooker space. Filter hood. Alcove cupboard with double doors and shelf.

Ample room for good sized dining table and chairs.

Ceramic tiling between worktops and wall units. High ceiling. Ceiling light fitting. Telephone point. Ten power points. Roller blind. Double radiator. Floor vinyl.

**BEDROOM: 13'3 max x 7'10 max (4m x 2.4m)**

(Front Left) Double Bedroom with panelled door from Hall and large south facing double glazed window to front. High ceiling. Ceiling cornice. Ceiling light. Dimmer light switch. Fitted shelf. Two power points. Curtains. Double radiator. Fitted carpet.

**BATHROOM: 7'7 x 4'11 (2.3m x 1.5m)**

Panelled door from Hall. Three piece suite white with shower and shower screen over deep and wide bath. High ceiling. Pine lined ceiling. Ceramic tiling to three walls. Ceiling light fitting. Wall extract fan. Wall mirror. Bathroom cabinet. Towel radiator. Fitted carpet. Built-in shelved cupboard with good storage space.

**OUTSIDE:** Shared store on half landing. Large internal basement cellar (the one next to window). Shared rear garden.



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