



82 Desswood Place | Aberdeen | AB15 4DQ

Three Bedroom Self Contained Upper Flat with Large Unconverted Attic

Offers Over £290,000

Situated in a tree lined street within Aberdeen's west end we offer for sale this three bedroom self contained upper flat. The property has a large unconverted attic which could provide excellent potential for further accommodation, subject to appropriate consents.

The accommodation is bright and spacious, forming part of a traditional granite building which has retained many of it's fine original features. The lounge has a bay window to front, open fire, high ceilings, coving, ceiling rose and deep skirting. Also to the front is a versatile room presented as a bedroom but could also be utilised as a dining room.

The dining kitchen has been modernised with a good range of units contrasting work surfaces and tiled splash back. Integrated is a fridge/freezer, dishwasher and washing machine. Also to remain is the built in oven, hob and overhead extractor hood.

There are two further bedrooms and a bathroom with modern three piece suite with shower over bath. An excellent staircase from the hall leads to three unconverted attic rooms.

Outside to the rear the property there is an exclusive garden and outhouse with a further shared outhouse.

ACCOMMODATION

- Lounge
18'7" x 17'3" (5.67m x 5.26m) approx.
- Bedroom
15'9" x 15'2" (4.8m x 4.62m) approx.
- Dining/Kitchen
11'9" x 11'6" (3.58m x 3.51m) approx.
- Bedroom
12'7" x 12'4" (3.84m x 3.76m) approx.
- Bedroom
12'7" x 9" (3.84m x 2.74m) approx.
- Bathroom
7'6" x 5'2" (2.29m x 1.58m) approx.
- Attic Room 1
16'9" x 13'9" (5.11m x 4.19m) approx.
- Attic Room 2
14'2" x 13'1" (4.32m x 3.99m) approx.
- Attic Room 3
15" x 9" (4.57m x 2.74m) approx.

Gas Central Heating

EPC Band D

To be included in the sale price are all fitted floor coverings, curtains and white goods.



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Bedroom / Dining Room



Bedroom



Bedroom



Bathroom



Attic Room



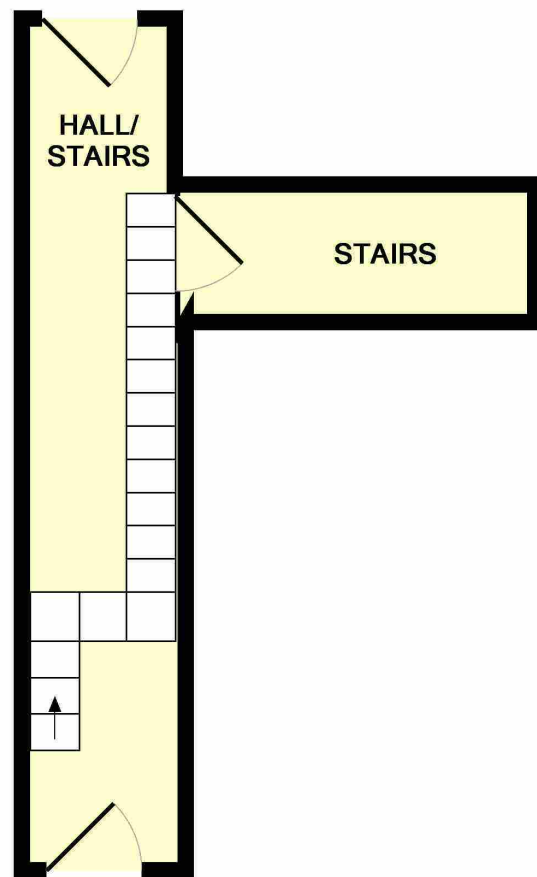
Attic Room



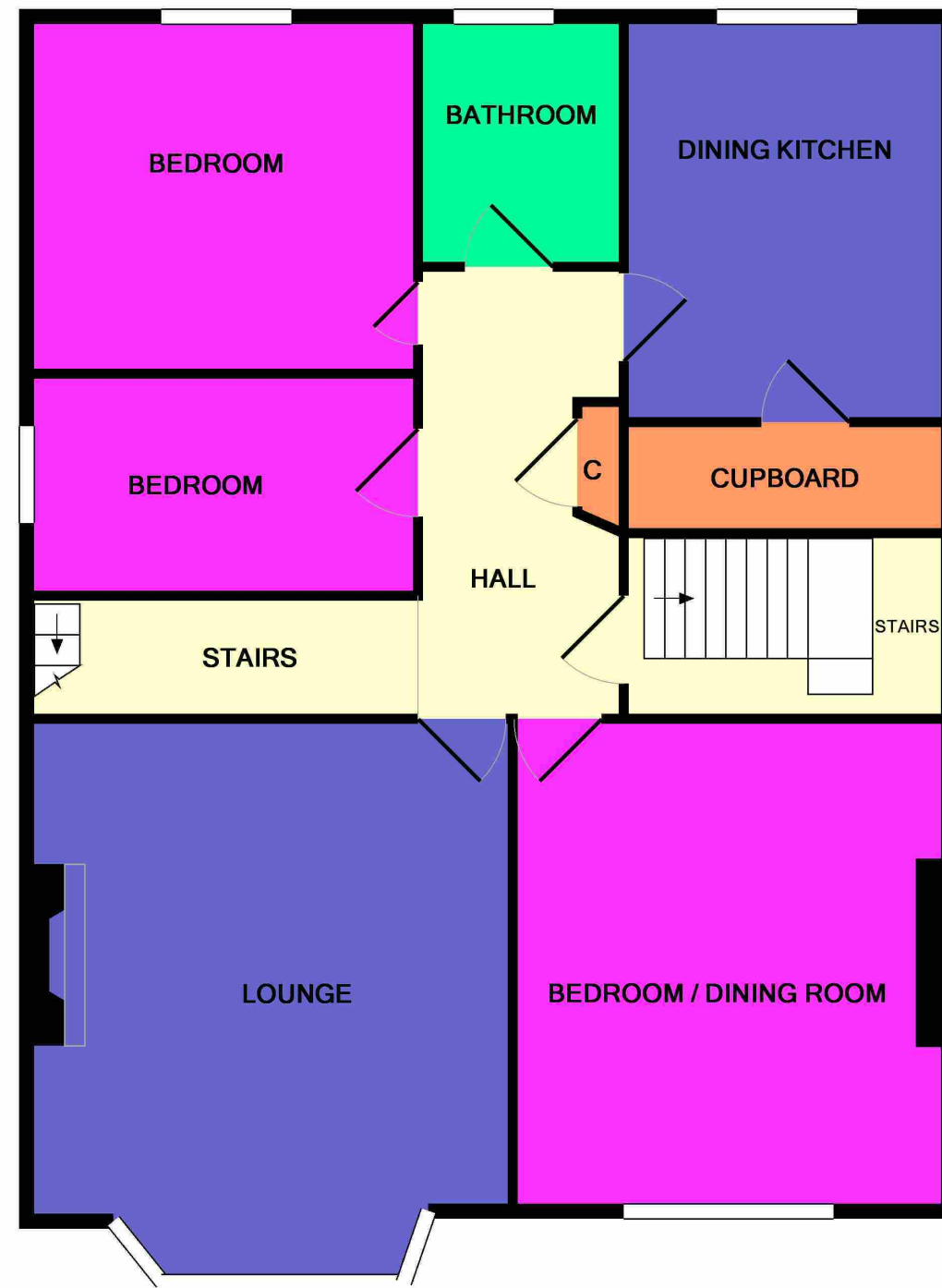
Garden



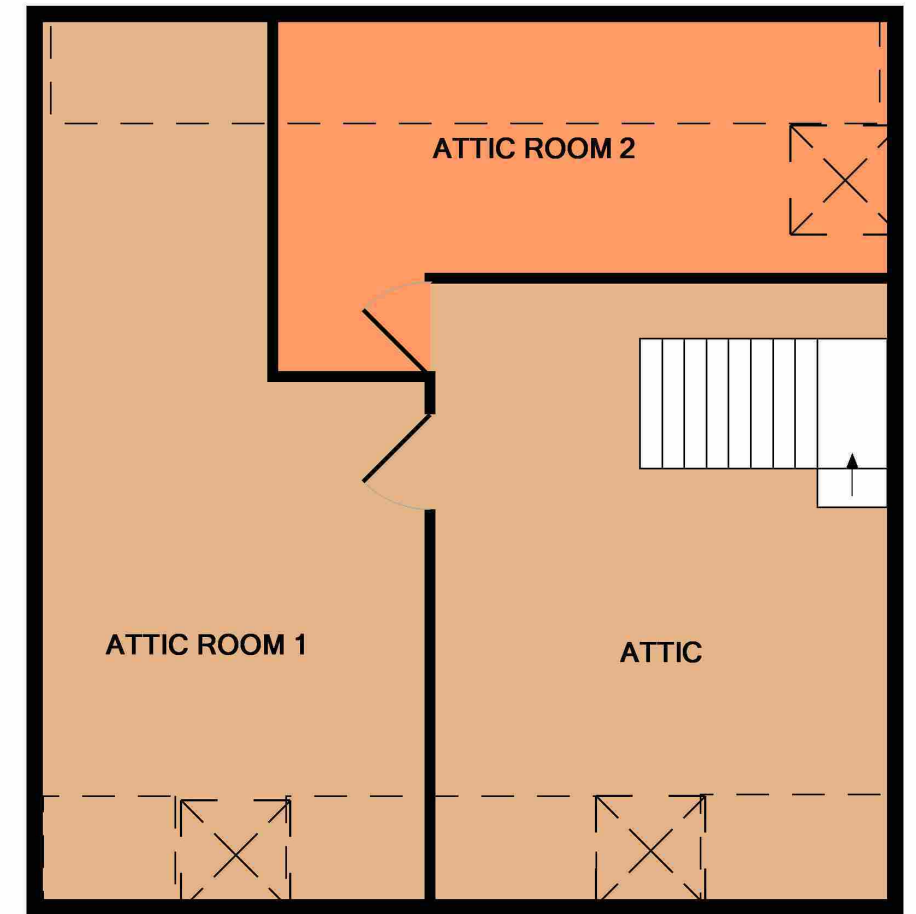
Garden



GROUND FLOOR



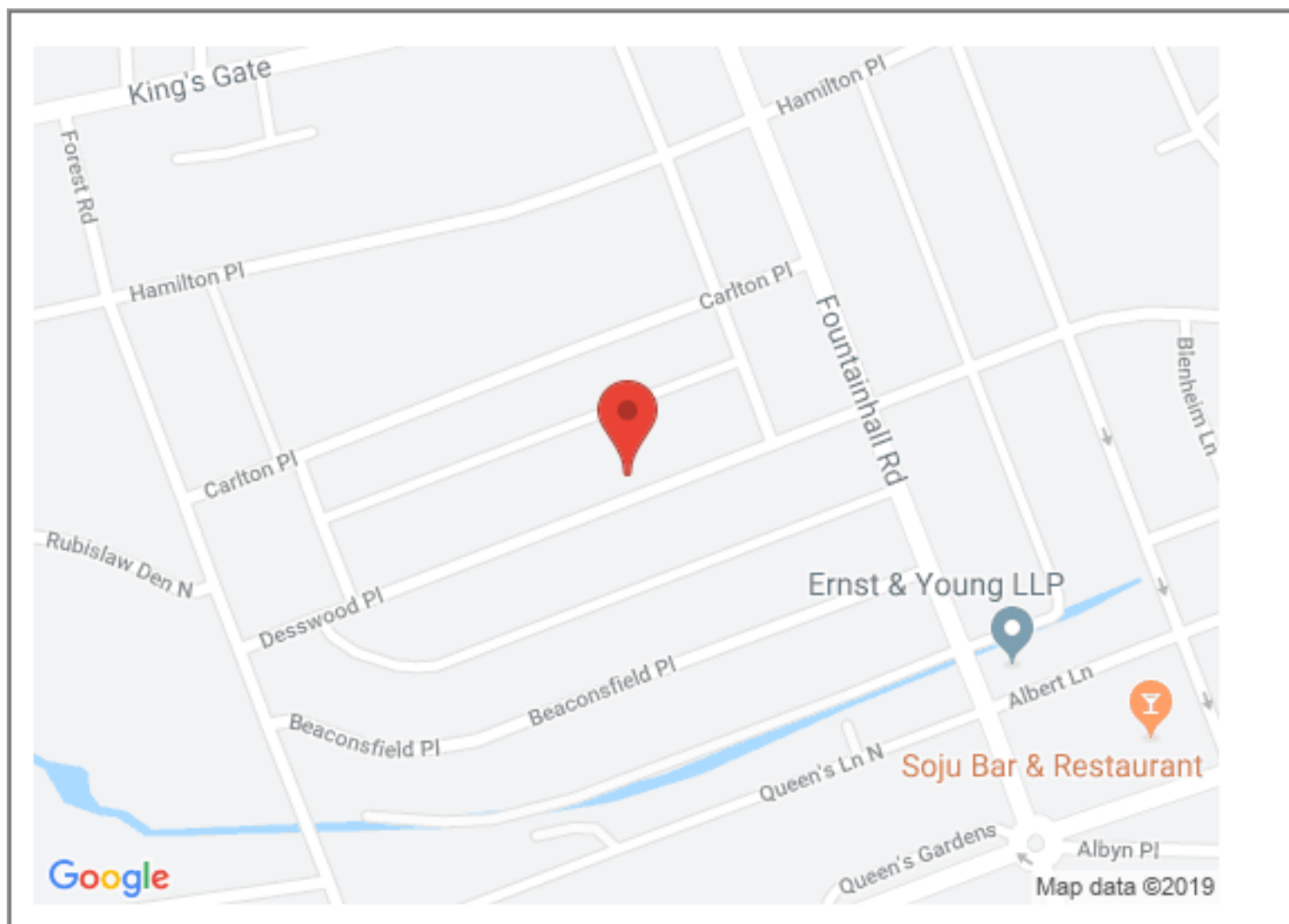
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions

From the city centre travel west onto Alford Place then Albyn Place and at the Queens Cross roundabout take the third exit onto Fountainhall Road. Desswood Place is the the second road on the left.

Location

Desswood Place is situated in the city's prestigious west end. The area has it's own range of local shops and cafes with nearby Rosemount providing further shops, cafes and bars. The city centre itself is within easy walking distance and there are good public transport facilities and roads from this property to many parts of Aberdeen. The area has an excellent range of nurseries, primary and secondary schools within easy walking distance, as well as all the private schools that Aberdeen has to offer.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.