



13 Hosefield Avenue,
Aberdeen, AB15 5NN

**ledingham
chalmers**
estate agency



Hallway



Lounge



Kitchen

Two bedroom self contained first floor apartment

- Excellent location close to ARI and City Centre
- Two generous Double Bedrooms
- Modern Kitchen with appliances included
- Dining / Sitting Room with outlook over Garden
- Stylish split level Bathroom
- Shared Garden to rear with outhouses



Two beds.



One bathroom.



One public room.

We are delighted to offer for sale this desirable two bedroom self-contained apartment which occupies the ground floor of a terraced granite building on a quiet tree lined street close to Aberdeen Royal Infirmary.

Offering a generous level of accommodation, the apartment has been decorated throughout in neutral tones complimented by a combination of quality floor coverings including sustainable bamboo flooring in the entrance hallway. Retaining many of its period features throughout which include high ceilings with moulded cornicing, wooden skirting boards, a feature fireplace in one of the double bedrooms, which also has a frontal bay window, traditional wooden interior doors and mosaic floor tiles. Also enjoying the benefits of a gas central heating system, uPVC double glazed windows and on-street parking to the front with a resident permit.

A solid wood entrance door opens into a vestibule with original mosaic tiled flooring and cupboard housing the fuse box. A part glazed door leads to the hallway which provides access to all accommodation.

Overlooking the rear garden, the dining room/sitting room is an ideal space for entertaining, boasting an original fire surround with modern living flame gas fire with tasteful decor and flooring.

Accessed from the dining/sitting room, the bright and contemporary kitchen is fitted with a good range of gloss wall and base units with sink and drainer. Integrated appliances include ceramic hob, single fan oven with grill and extractor fan. The freestanding appliances are to be included as part of the sale.



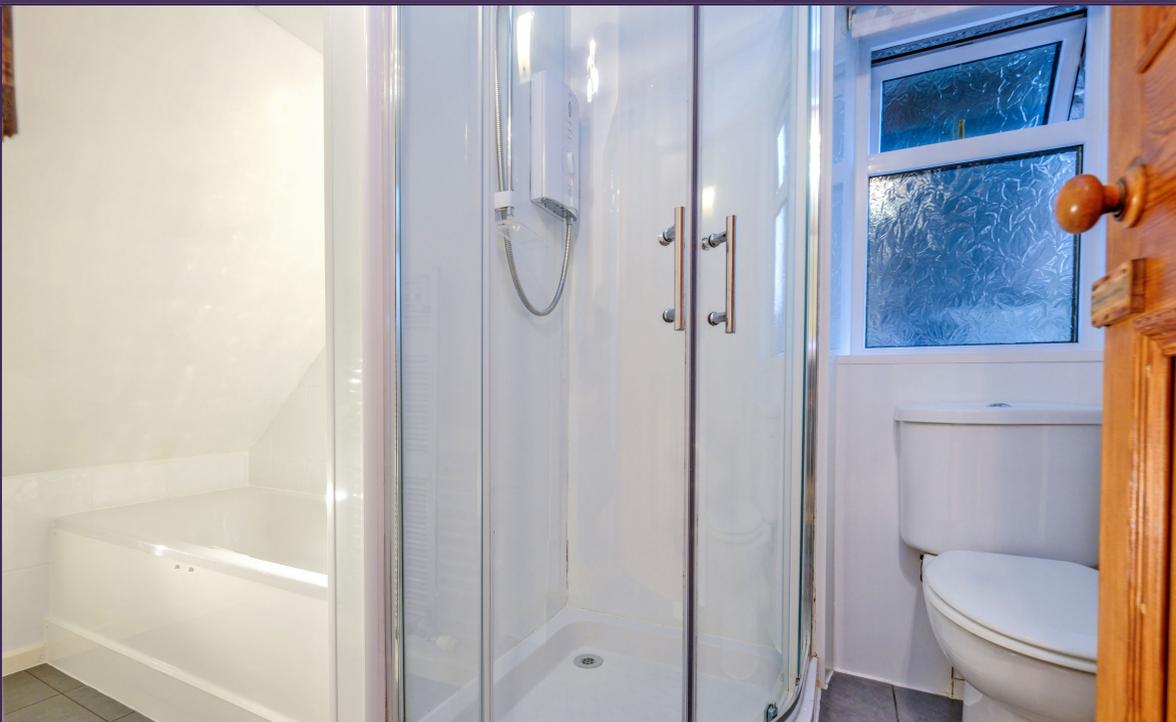
Bedroom



Bedroom



Bathroom



Bathroom

The lounge/main bedroom is an exceptionally spacious room with large bay window to the front. The room is decorated in neutral tones and laid with high quality cream carpet. Modern fireplace with electric fire, marble surround and granite hearth. This room offers a wealth of beautiful period features and is currently furnished as a bedroom however this room could also be utilised as a formal lounge if desired.

Tastefully presented with modern décor, the second double bedroom is further enhanced by period features including ceiling cornicing and deep skirtings. The room enjoys a peaceful aspect to the rear, overlooking the shared garden and the generous proportions allow space for ample freestanding furniture.

The split level bathroom is fitted with a tiled floor and partially tiled walls, four piece white suite comprising WC, ceramic sink, shower enclosure with electric shower and bath.

To the front of the property there is an exclusive garden which is laid with stone chippings for easy maintenance. There is a fully enclosed rear garden with shared drying green. To the rear of the property there is also an exclusive coal cellar and also a shared washhouse. On street parking is available by way of resident's permit.

Accommodation

Hallway	5'0" x 13'5"	1.52m x 4.09m
Lounge	13'4" x 17'2"	4.07m x 5.23m
Kitchen	6'8" x 7'9"	2.03m x 2.36m
Store	6'8" x 3'6"	2.03m x 1.07m
Bedroom	15'7" x 14'4"	4.75m x 4.37m
Bedroom	12'7" x 11'2"	3.84m x 3.4m
Bathroom	5'3" x 11'5"	1.6m x 3.48m



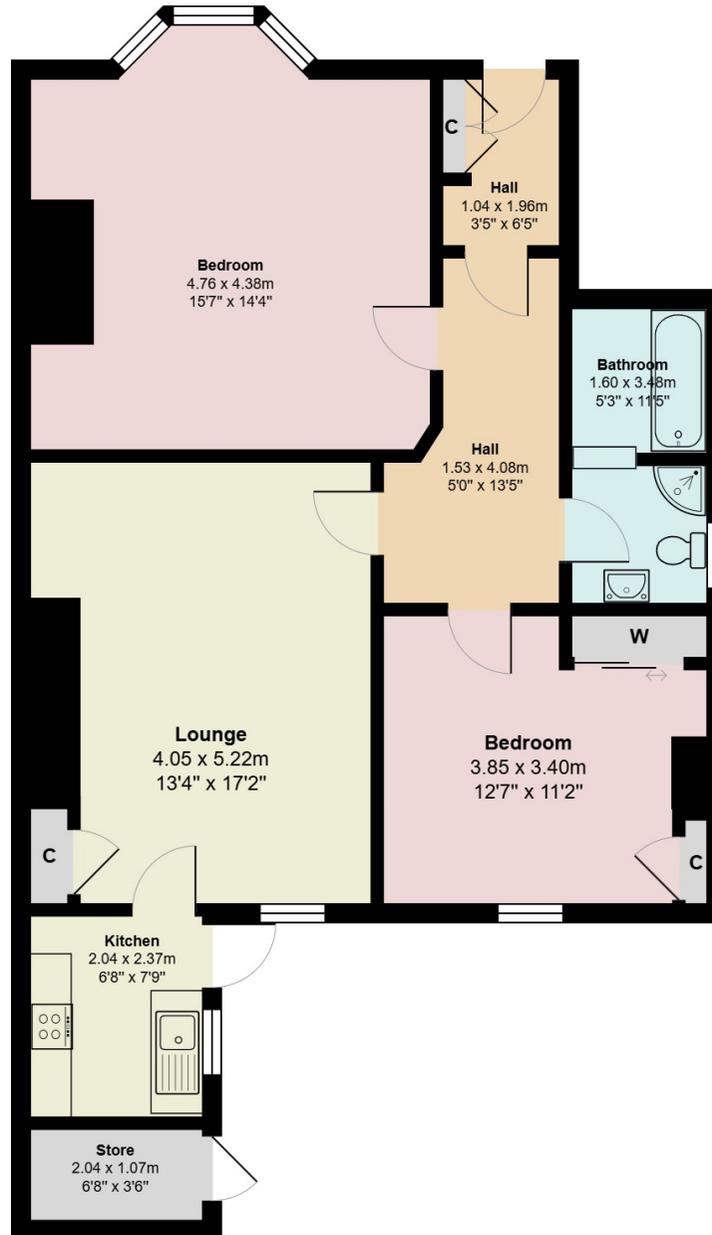
Garden



Garden

Floorplan

13 Hosefield Avenue



Directions

From the west end of Union Street, take the last turning on the right onto Rose Street and continue to the traffic lights to proceed ahead onto Esslemont Avenue. Continue to the end, turning left at the traffic lights onto Rosemount Place. After the next set of traffic lights, turn sharp right onto Mid Stocket Road, and then right onto Hosefield Avenue. Number 13 is situated on the right hand side of the road, just after the bend.

Location

Hosefield Avenue is situated in a quiet, tree lined residential street within the prime West End residential area and within relatively easy walking distance of the City Centre. The property lies within the catchment for Mile End Primary School and Aberdeen Grammar School and it is in extremely close proximity to Aberdeen Royal Infirmary. Local amenities include a wide array of independent cafes and leisure facilities including those situated at both Westburn and Victoria parks which are within a short walking distance. There are excellent transport links, with frequent bus services available on Midstocket Road. Westburn Road (A944) provides easy access to Anderson Drive (A90), and to the wider trunk road network.

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 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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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