



150 Osborne Place

Aberdeen AB25 2DU



mackinnons
solicitors



A striking entrance door leads into the vestibule. Fitted with tiled flooring, a partially glazed panelled door opens into a carpeted staircase which leads up to the welcoming first floor landing.

The bright and airy lounge enjoys views across Osborne Place via a large bay window, with an attractive fireplace central to the room.

The spacious dining kitchen features a good range of contemporary style base and wall units, an L-shaped wood effect roll top work surface, cooking range and appliances. Within the split level utility room, there are a further range of appliances and the central heating boiler. A painted wooden staircase leads down to the rear entrance door.

Completing the first floor are bedrooms two and three, in addition to the family bathroom. Ascending the carpeted staircase to the second floor, the generously property principal bedroom includes an en-suite shower room, while bedroom four is a bright, light room. The versatile box room completes the accommodation.

To the rear of the property there is a well maintained and fully enclosed garden. At the centre of the garden there is a shared drying green, while a paved pathway leads around to the exclusive single garage which opens out onto Blenheim Lane and benefits from both power and light. Within the garden there is a shared washhouse and an exclusive coal cellar, which also benefits from power and light. A shared gate leads out to Blenheim Lane.

We are delighted to offer for sale this four bedroom self contained double upper apartment, situated along an attractive tree lined street in the popular west end of Aberdeen city.

Providing spacious and bright living accommodation with an attractive blend of both modern and traditional features, the property also boasts a single garage with lane access, in addition to an exclusive coal cellar and shared washhouse within the rear garden. An ideal purchase for a young professional or family looking for a comfortable city home.





- Gas Central Heating

- Double Glazing

- Mains Drainage and Water

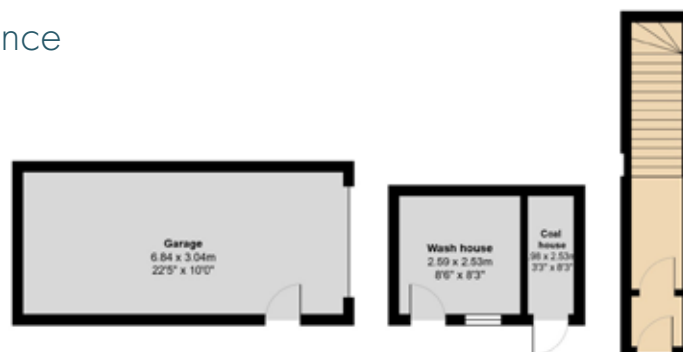
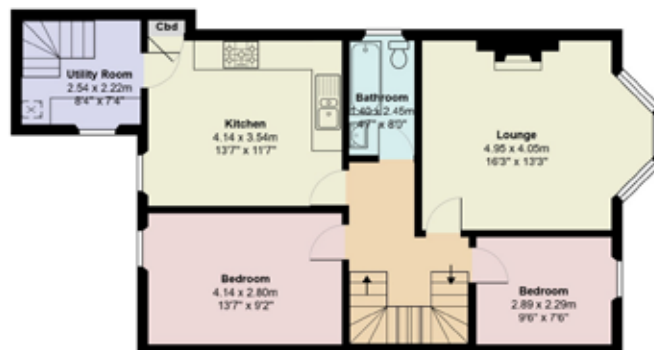
- Four Bedrooms

- Bathroom and Shower Room

- Self Contained Entrance

- Shared Garden

- Garage



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

Terms

Council Tax

Band E

EPC

Band D

Entry

By Arrangement

Viewing

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