



39

Carden Place

Aberdeen AB10 1UN



mackinnons
solicitors



The panelled entrance door opens into welcoming reception hall. A carpeted staircase leads to the first floor accommodation. A half height fitted cupboard houses the electrical apparatus, while beneath the staircase there is a well appointed WC cloakroom.

The lounge is a spacious and bright public living space. Fully carpeted, there are high arched alcoves to either side of the striking open fire set within a polished granite surround.

The well proportioned and versatile family room provides access to the rear garden, while there is also a gas fire with tiled inset and polished stone mantelpiece.

Overlooking the rear garden is the dining kitchen. Fitted with an extensive range of cabinetry, the kitchen provides access to the utility room where there is also a store/pantry.

On the first floor, there are four bedrooms and the family bathroom, which includes a white three piece suite with shower over the bath.

Outside, there is a pathway to the entrance door, while a raised bed partially laid with gravel stone chips also features ornamental trees and colourful planting. The well established and fully enclosed rear garden is a peaceful oasis amidst the hustle and bustle of the city. Featuring an array of extensive seasonal border planting, a paved patio is ideal for "al fresco" dining. A pathway leads past the central lawn to where the rear gate and garage are located. The single garage is accessible from Albyn Terrace Lane.

We are delighted to bring to the market this charming four bedroom mid-terraced granite built dwelling house with single garage, enjoying an attractive city centre location with a wide variety of amenities and schooling available close by.

Featuring many period features, this category "B" listed home requires modernisation throughout and could be transformed into a stylish and contemporary residence benefitting from a fully enclosed and well established garden to the rear.





- Gas Central Heating
- Single Glazing
- Mains Drainage and Water
- Four Bedrooms
- Two Public Rooms
- Fully Enclosed Rear Garden
- Single Garage
- Meter/Permit Parking



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.

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