



106 Grampian Road

Torry, Aberdeen AB11 8EE



mackinnons
solicitors



A hardwood exterior door leads to the vestibule and in turn to the welcoming reception hall which provides access to most ground floor accommodation.

A light and airy lounge features a bay window frontage. A particular focal point is the imposing stone fire surround with decorative inglenook.

A well appointed galley style kitchen is fitted with a wide range of wall and base units. Ample roll front work surfaces with matching splashback panelling. All integrated and free standing appliances will be included in the sale. Part glazed door to conservatory.

A superb addition to the family home, this bright conservatory is glazed on three sides enjoying views and access to the rear garden.

A well proportioned dining room features a bay window to the front.

A spacious double bedroom located to the rear of the property benefits from extensive fitted wardrobes.

A modern wet room is fitted with a white two piece suite and roll in aqua-panelled shower enclosure.

Upstairs, there are two well proportioned double bedrooms. Both with fitted wardrobe/storage facilities. The larger bedroom benefits from an aqua-panelled shower enclosure.

Enjoying an elevated position to the front, the property occupies a generous garden with low maintenance front and fully enclosed rear, featuring a lawn with decorative borders and a raised paved terrace. Driveway to detached single garage.

Situated within a popular residential area of Torry, we offer for sale this deceptively spacious semi-detached pink granite three bedroom/three public room dwelling house, set within well maintained garden grounds with a detached single garage.

The accommodation offers great potential with a versatile layout to suit a range of buyers. Requiring a degree of modernisation the property presents an ideal opportunity to create a lovely family home.

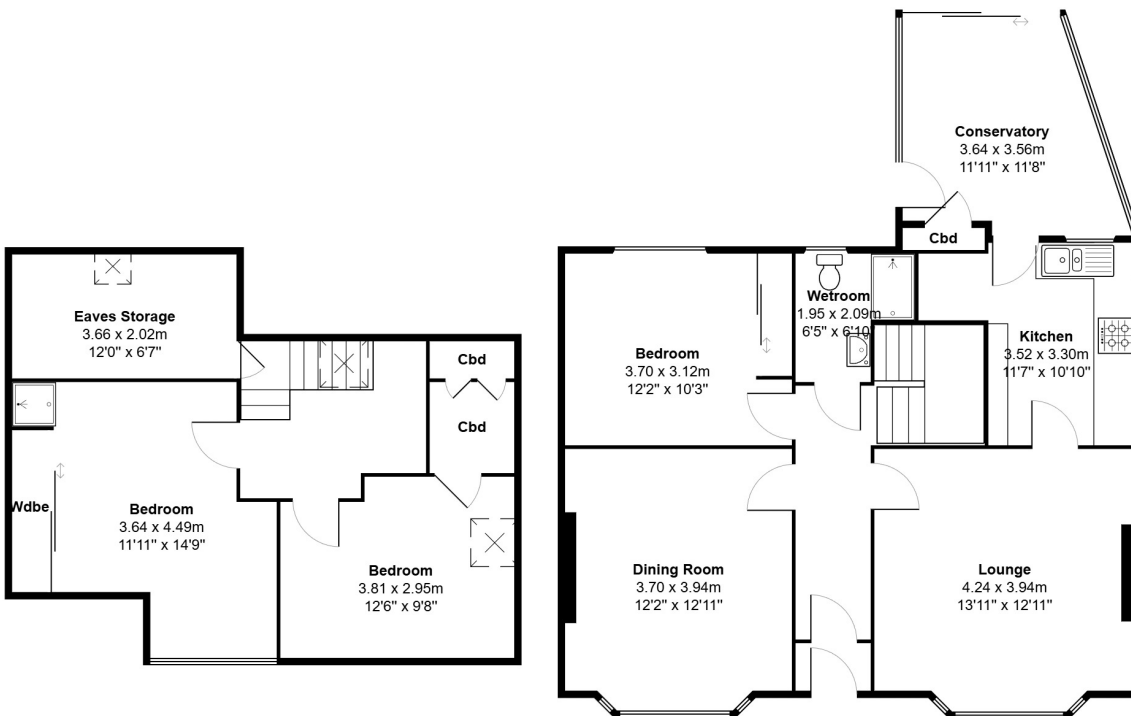
The property benefits from gas fired central heating and double/triple glazed windows. Viewing is recommended to fully appreciate the potential on offer.





- Lounge and Dining Room
- Modern Fitted Kitchen
- Bright Conservatory
- Popular Location

- Three Double Bedrooms
- Good Sized Wet Room
- Driveway and Garage
- Gas Central Heating



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

Contact Solicitors

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