



67 Grampian Road

Torry, Aberdeen AB11 8ED



mackinnons
solicitors



A partially glazed uPVC door opens into the inner vestibule. A further door leads into the welcoming hallway with staircase leading to the upper floor. The lounge has double glass doors with a glass panel above which overlook the rear garden. Electric fire with white surround and marble effect hearth. The kitchen features a range of pale blue gloss base and wall units, co-ordinating splashbacks and extensive work surfaces incorporating an induction hob, electric double oven, combination microwave/grill, extractor fan, fridge freezer, washer/dryer and stainless steel 1.5 bowl sink with drainer. The central heating boiler is located within a wall unit in the kitchen. Electric panel heater. A part glazed PVC door leads out to the rear garden. Returning to the hall, a double bedroom has a large bay window overlooking the front of the property. Completing the ground floor accommodation is a cloakroom with white WC and sink. A carpeted staircase leads to the first floor. The principal bedroom suite to the property frontage benefits from ample fitted storage facilities providing hanging and shelving space. A fitted cupboard provides further storage. A ceiling hatch provides access to the attic. A shower room completes the first floor accommodation.

The front garden is terraced with steps and handrail leading to the front door. A decking area at the top provides the opportunity to enjoy views over the city. The south facing, fully enclosed, rear garden is a beautiful space with raised areas providing opportunity for al fresco dining and enjoying the good weather. Borders and raised beds with established shrubs and trees. Ornamental water feature. Three timber sheds which will remain. The greenhouse will be removed prior to sale. Outside water tap.

Located on a residential street in Torry, a long established, historical and thriving area of the city, this two bedroom terraced home offers accommodation close to primary schools, parks and every day amenities. Benefitting from a modern kitchen, shower room and a beautiful south facing, terraced garden to the rear.

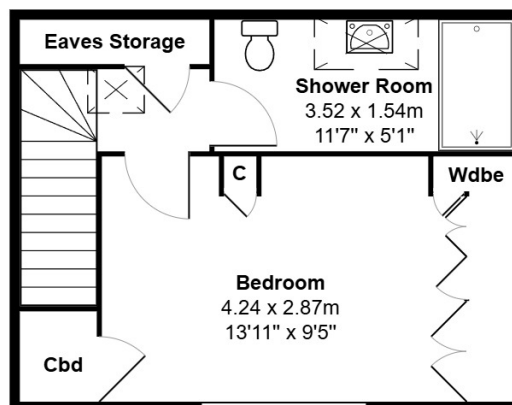
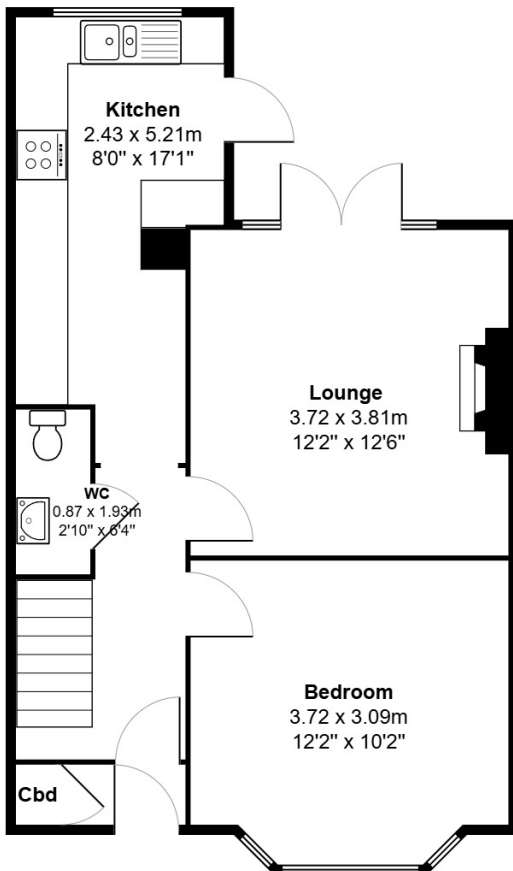
The neighbourhood has a fantastic sense of community reflected in the diversity of its residents. Local amenities are well catered for with a range of shops and supermarkets large and small serving every day and specialist needs, primary schools, leisure and recreational facilities, walks, community activities and excellent regular public transport. Nearby Aberdeen city centre including the Union Square retail mall is easily within walking distance, and good road and rail links ensure ease of access to industrial estates including at Altens, as well as other parts of the city and beyond.





- Gas Central Heating
- Double Glazing

- Mains Drainage
- Two Double Bedrooms (one ground floor)
- Modern Kitchen
- Modern Shower Room



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

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Band C

Entry

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