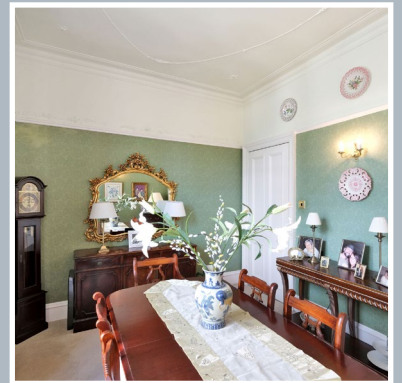




# 1 Louisville Avenue

Aberdeen AB15 4TT



mackinnons  
solicitors



Spanning the two upper floors of a traditional granite dwelling, a hardwood door provides access to the entrance hall with double fitted cloaks cupboard and a carpeted staircase with wooden handrail leading to the first floor landing. An attractive original stain glass window on the mid stairwell allows ample natural light into the area.

An exceptionally light and airy lounge boasts a full height bay window to the south facing aspect. This elegant room features an ornate wooden fire surround with tiled back plate and matching hearth housing an open fire. A particular feature is the decorative moulded ceiling coving and frieze.

Situated to the rear of the property, the generous dining room offers ample space for a range of furnishings. A deep walk-in store provides valuable accessible storage facilities. This room again boasts decorative coving and frieze.

A well appointed dining kitchen overlooks the side towards Louisville Avenue, fitted with a wide range of wall and base units incorporating ample roll front work surface and extensive splashback tiling. The integrated halogen hob and extractor hood, oven/grill are to remain along with the free standing fridge/freezer and dishwasher. A peninsular breakfast bar provides seating. Central heating boiler located within the wall unit.

A bright shower room is fitted with a white suite comprising wash hand basin, WC and fully tiled shower enclosure housing a Triton shower, tiled to dado height throughout and opaque window to the side.

Ideally situated in the west end of Aberdeen city, we offer for sale this attractive, well proportioned two reception room/three bedroom double upper flat. The light and airy accommodation boasts many original features including moulded ceiling coving and stained glass window. The property is further enhanced by fully enclosed shared garden and detached single garage to the rear. Louisville Avenue is a desirable tree lined street located within easy reach of local amenities, schools and transport links.





A well proportioned double bedroom boasting windows on two aspects, benefits from extensive fitted wardrobes incorporating a dressing table. This room features attractive moulded ceiling coving.

From the first floor landing a carpeted staircase with wooden handrail leads to the upper floor and remaining accommodation. The good sized upper landing features a double fitted cupboard housing the washing machine and tumble drier. Velux window floods the area with natural light.

There are two spacious double bedrooms located on the upper floor, one with dormer window frontage and space for a range of furnishings and the other overlooking the side and benefiting from two double fitted wardrobes.



A family bathroom with white three piece suite comprising vanity unit housing wash hand basin, WC and bath with splashback tiling completes the accommodation.

An exclusive courtyard area screened by high level stone wall leads to the property entrance. A high level timber gate provides access to the fully enclosed rear garden screened which features a shared drying green. There are two exclusive areas of garden both fully laid to stone chips for easy maintenance. The property is further enhanced by a detached single garage with up and over door equipped with power and light accessed via a rear vehicular lane.

Some items of furniture may be available by separate negotiation.



- Elegant Lounge with Bay Window
- Generous Dining Room
- Well Appointed Kitchen

- Three Double Bedrooms
- Many Original Features
- Garden and Single Garage
- Desirable Location

## Terms

**Council Tax**  
Band F

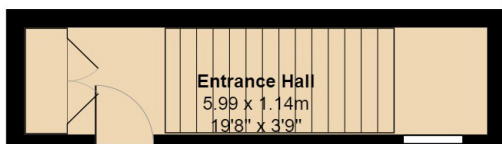
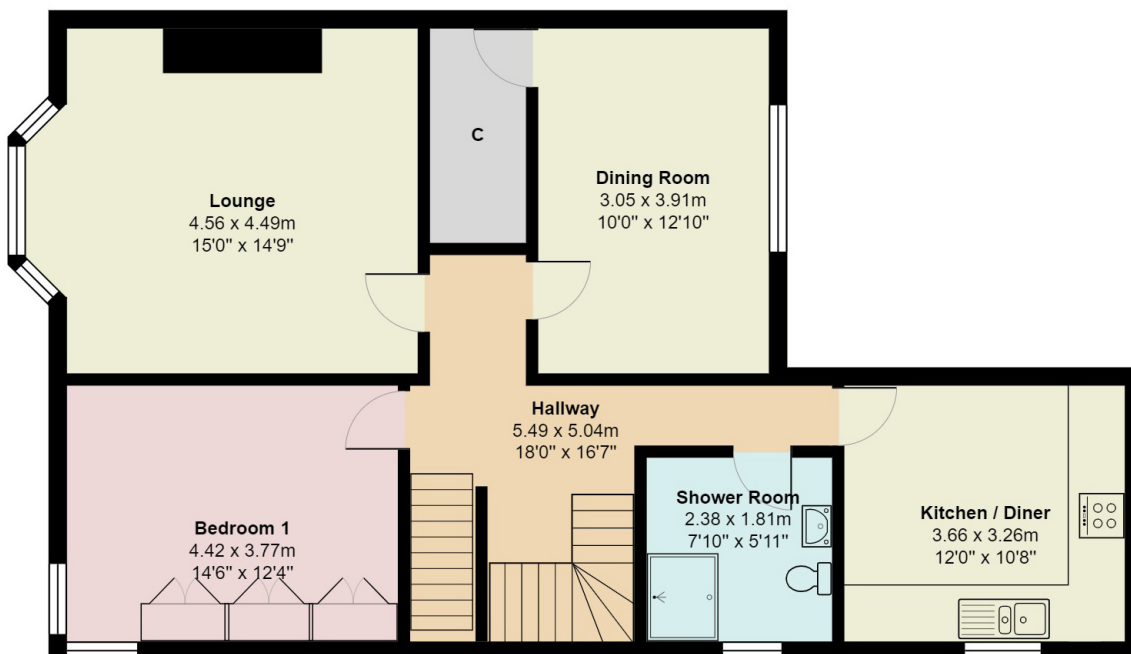
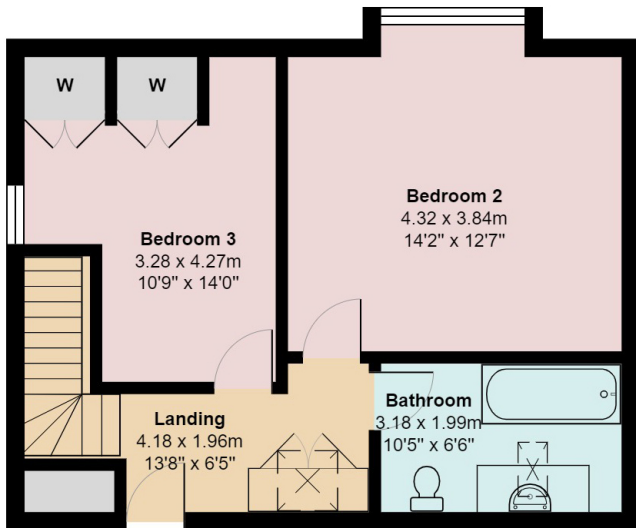
**EPC**  
Band F

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
01224 868687

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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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