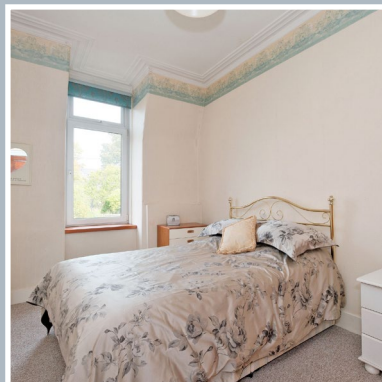
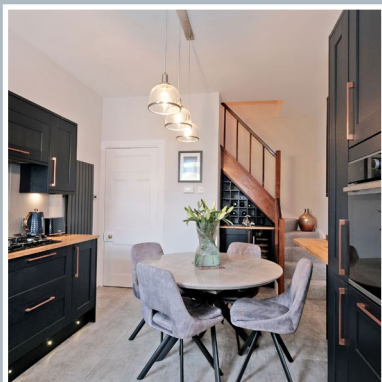




8 Cedar Place

Aberdeen AB25 3SZ



mackinnons
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Entered via a composite door with decorative glazed section, the bright entrance features an original tiled floor. A fitted cupboard houses the electricity fuse box. Double part glazed storm doors lead to a carpeted staircase with original bentwood banister gives access to the first floor accommodation which boasts fitted display shelving with storage cupboard below.

An exceptionally light and airy lounge features a full height bay window frontage. A particular focal point of this room is the ornate fire surround with decorative tiled hearth and back plate housing a living flame gas fire. Original features include moulded ceiling cornicing and high level skirtings.

Recently refurbished, this beautifully appointed dining kitchen is fitted with a wide range of modern wall and base units with ample solid wood work surfaces incorporating a composite sink with mixer tap and drainer and splashback panelling. The integrated 4 ring gas hob with glass splashback, oven/grill, fridge and freezer will be included in the sale. This bright room overlooking the rear, offers ample space for a breakfast table and chairs. Stairs lead to the upper floor and a door gives access to the utility room.

A good sized utility room is fitted with additional base units with ample work surface, the free standing washing machine will remain, space for additional appliances if required. A rear staircase with handrail leads to a rear external door providing access to the communal rear garden.

We are delighted to offer for sale this self contained three bedroom upper flat which occupies two levels of a traditional granite mid terrace dwelling house. This well maintained property is in good decorative order throughout and has been upgraded by the current owners to form an attractive modern interior whilst retaining many original features. Cedar Place is an attractive tree lined street within easy access of local amenities and public transport links to the University Campus and Foresterhill Hospital complex.





Located on the first floor are two double bedrooms. The generous main bedroom is situated to the front of the property and benefits from extensive fitted wardrobe facilities, allowing ample shelf and hanging space. The spacious second bedroom offers ample space for free standing furniture.

A recently refurbished shower room is fitted with a contemporary vanity unit with matching wall cabinets housing the wash hand basin and WC with concealed cistern. The fully aqua-panelled shower enclosure houses a drench head and further shower attachment. Aqua-panelling throughout including the ceiling with recessed lighting. Mirror with light fitment will be included in the sale.



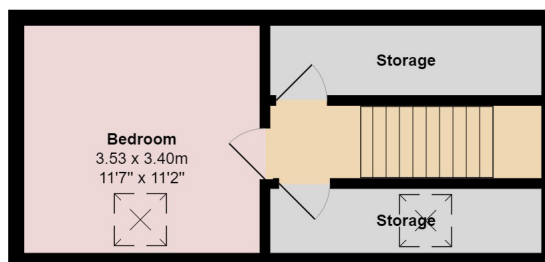
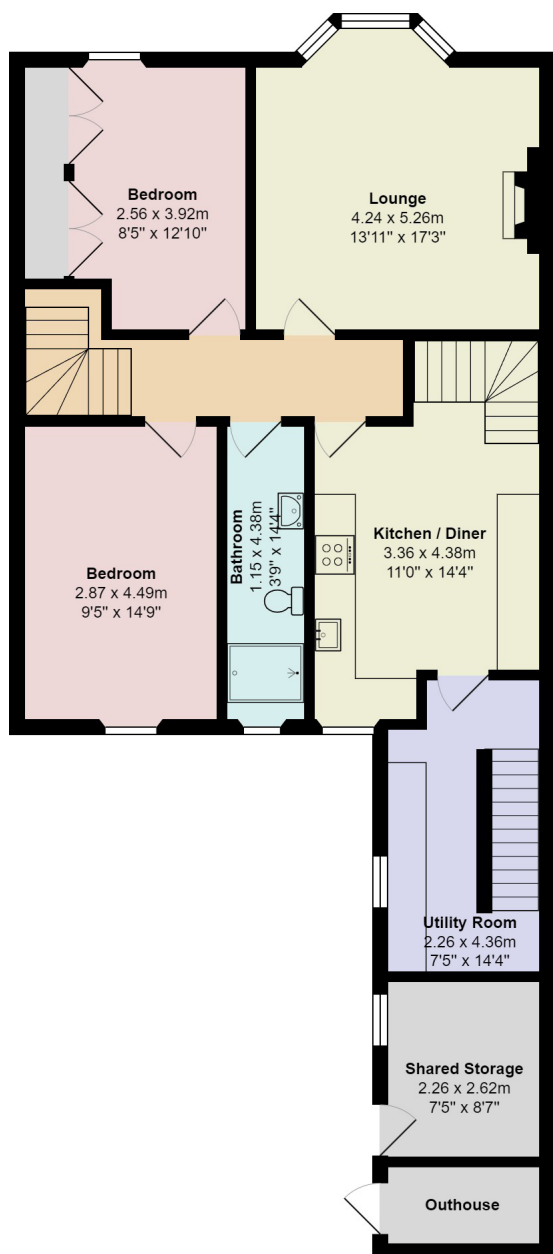
From the dining kitchen a carpeted staircase with wooden handrail leads to the upper landing with eaves storage this area provides access to the large attic room, currently used as a third bedroom with large Velux window to the rear.

Externally, a paved path leads to the front entrance. To the rear, a shared path gives access to the communal wash house and exclusive coal cellar. Steps lead to an exclusive area to the rear, screened by high level stone walls, the well maintained area is mainly laid to lawn with decorative borders stocked with an abundance of established shrubs, trees and seasonal plants.

Viewing of this attractive family home is recommended to appreciate the accommodation and location on offer.



- Accommodation Spanning Two Levels
- Spacious Bright Lounge
- Modern Dining Kitchen
- Three Double Bedrooms
- Refurbished Shower Room
- Exclusive Rear Garden



Terms

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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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