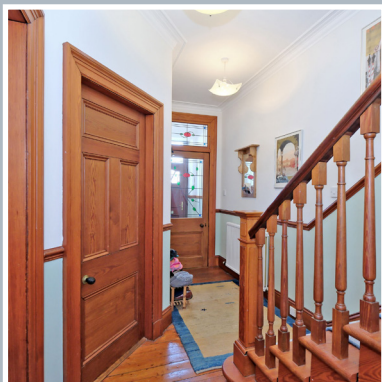




257 Westburn Road Aberdeen AB25 2QH



mackinnons
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Entered via a hardwood door, this bright vestibule features original terrazzo tiled floor and a pitch pine door with decorative glazed side panel to reception hall.

The welcoming reception hall boasts an extensive use of natural wood evident in all doors, facings and exposed wood floor. This area provides access to most ground floor accommodation.

A well proportioned lounge overlooks the front of the property with full height bay window featuring pitch pine columns. A particular focal point is the attractive high level wooden fire surround with tiled back plate and matching hearth, housing an open fire.

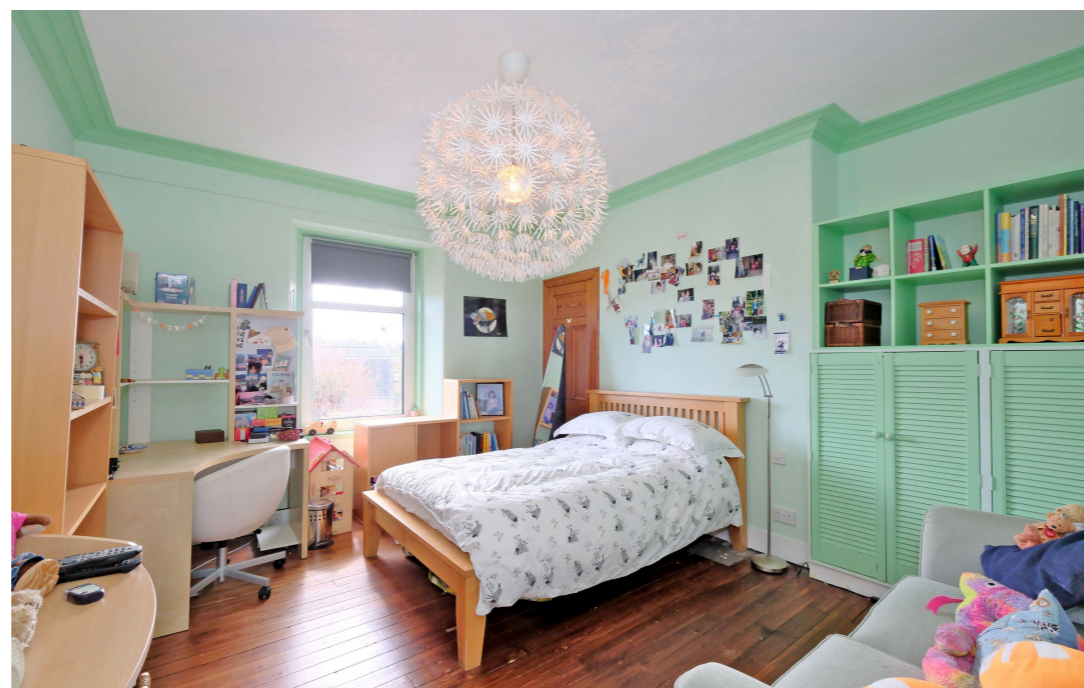
A spacious sitting room enjoys a semi open plan layout with the kitchen. Fitted display alcoves benefit from storage cupboards beneath. A contemporary inset inglenook living flame gas fire benefits from a tiled hearth in the exposed wood floor. Double doors lead to the garden room.

A superb addition to the property, this exceptionally light and airy room features a vaulted ceiling with Velux windows and full height windows to the rear incorporating double doors to the south facing rear garden.

We offer for sale this well proportioned four bedroom mid terraced traditional granite town house. Situated in a sought after location within the Grammar School catchment and within close proximity of the Aberdeen Royal Infirmary complex, the property has been extended and upgraded by the current owners, but still retains many original features including original wood flooring, internal doors and ceiling corning.

The property offers spacious accommodation spanning four floors with the fully enclosed south facing rear garden providing an ideal location for outdoor entertaining. Viewing of this attractive family home is recommended to fully appreciate the location and accommodation on offer.





A well appointed galley style kitchen is fitted with a wide range of wall and base units in a shaker style finish. Ample work surface with matching upstand incorporates a breakfast bar area. Space for an American style fridge/freezer. The integrated gas hob, oven/grill will remain. Steps lead down to the useful utility area, fitted with additional units and space for free standing appliances, this area benefits from a door leading to rear garden.

From the reception hall, a staircase with original bent wood banister and balustrade leads to the upper floors and remaining accommodation.

A mezzanine level family bathroom is fitted with a white three piece suite with shower over the bath and glazed screen alongside.



First floor accommodation comprises of two spacious double bedrooms and a further good sized room currently used as a home office.

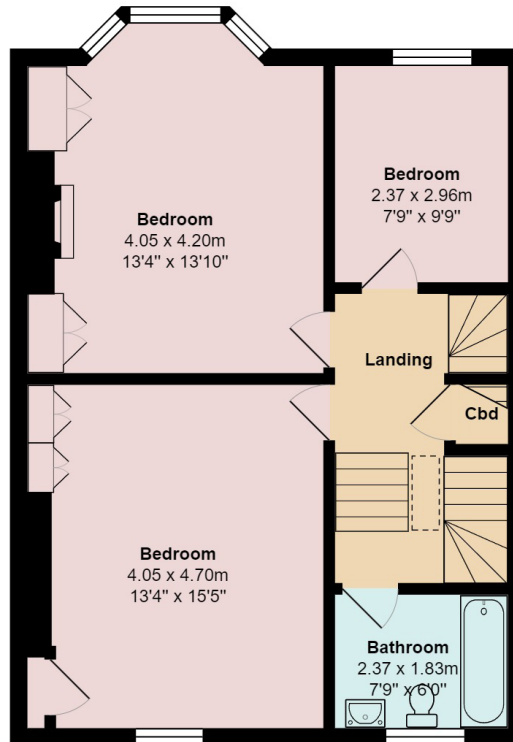
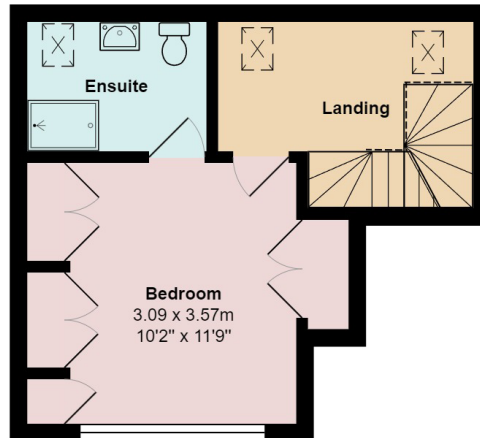
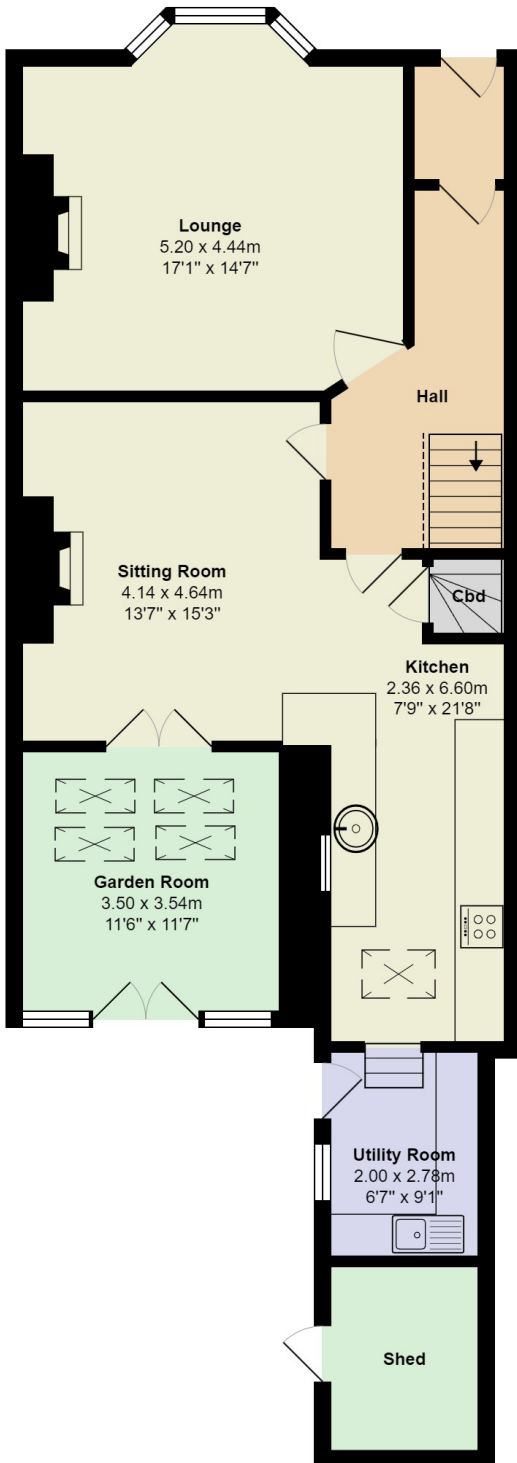
Continuation of a carpeted staircase leads to the upper floor, which gives access to the generous double bedroom with ample fitted wardrobes, further enhanced by an en-suite shower room.

Externally, the front garden is screened by high level hedges and laid to lock block. The fully enclosed rear garden enjoys a superb south facing aspect, screened by high level stone wall with gated access to rear pedestrian lane. The well maintained garden is mainly laid to lawn with decorative borders stocked with a variety of established shrubs and plants. An elevated sun terrace provides the ideal location for outdoor entertaining. External store provides additional storage facilities. Residents parking permits available.



- Three Reception Rooms
- Four Bedrooms
- Kitchen and Utility Room
- Bathroom and En-Suite

- Traditional Features
- South Facing Garden
- Gas Central Heating



Terms

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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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