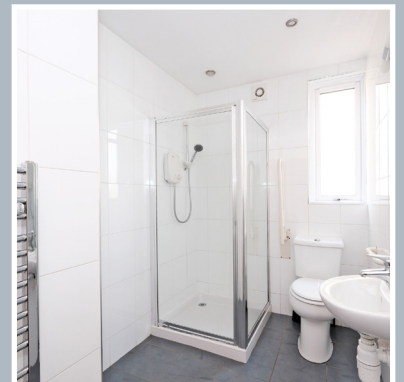
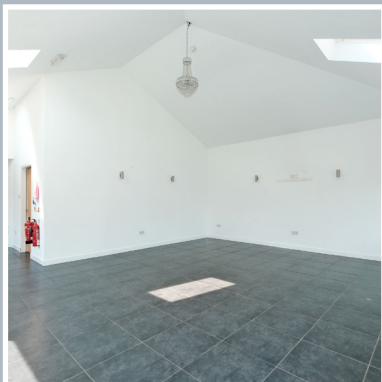




129 Wellington Road

Aberdeen AB12 3BB



mackinnons
solicitors



The spacious ground floor accommodation comprises a bright entrance hall with access to the stairs to the upper floor and door to inner hall. There are three single Bedrooms and a further double bedroom on the ground floor. There are also two shower rooms, one allowing wheelchair access. The kitchen is situated to the side of the property and is fitted with an extensive range of with ample contrasting worktops incorporating a breakfast bar and stainless steel sink with jet tap. The freestanding and integrated appliances will remain. This kitchen is of generous proportions and gives access to the side garden via a doorway. The generous garden room offers a versatile space, suitable for use as a lounge/sitting/dining room. Windows on two sides incorporate double French doors to the rear garden. Combed ceiling with Velux windows ensures a good deal of natural light into the area. Completing the ground floor is a good sized office/sitting room overlooking the rear garden.

Upstairs, there are 4 bedrooms with en-suite facilities and a further 2 bedrooms. A separate shower room is also available on the first floor.

Externally, the front of the property is fully laid to lock block, providing excellent off road parking facilities for several cars. To the rear is a generously proportioned garden with lawn, drying area, decorative borders stocked with an abundance of established shrubs, trees and seasonal plants. A paved pathway with ramp allows disabled access to the rear. Although there is a private lane to the rear of the property; this rear lane is for the exclusive use of neighbouring properties only and does not belong to the property.

We offer for sale a deceptively spacious former guest house, which enjoys a convenient location close to both east and west Tullos and the Altens Industrial Estates and is within easy access to the city centre and the main road south. The property which spans two floors currently has 10 letting rooms, 4 of which are en-suite. Benefiting from gas central heating and double glazing throughout, the property has been extended to the rear to form a generous lounge/dining area. A large walled garden is located to the rear. Early viewing is highly recommended to fully appreciate the extent of accommodation and location on offer.





Terms

Council Tax

Band B

EPC

Band C

Entry

By Arrangement

Viewing

Contact Solicitors
01224 868687

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- Marine

- Generous Garden Room
- Office/Sitting Room
- Ten Bedroom (Four En-Suite)
- Well Appointed Kitchen
- Three Shower Rooms
- Established Gardens



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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