

14 Grosvenor Place

ABERDEEN, AB25 2RE



*BEAUTIFULLY PRESENTED, DOUBLE
UPPER, PERIOD APARTMENT*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





An outstanding, beautifully presented, double upper, period apartment, in this highly desirable West End street. You are in for a treat, with this stunning three bedroom apartment. Situated on the first and second floors of this period building and having been beautifully presented by the current owners, successfully incorporating period features with super modern conveniences.

The entrance hall leads you up to the first floor hall, the main public rooms are off this hall and both face south west. All the rooms on this floor have high ceilings, many with original cornicing and deep skirting and are beautifully decorated. The dining room is particularly atmospheric with a stunning original fireplace and the sitting room is bright and airy with feature mantelpiece and alcove shelving.

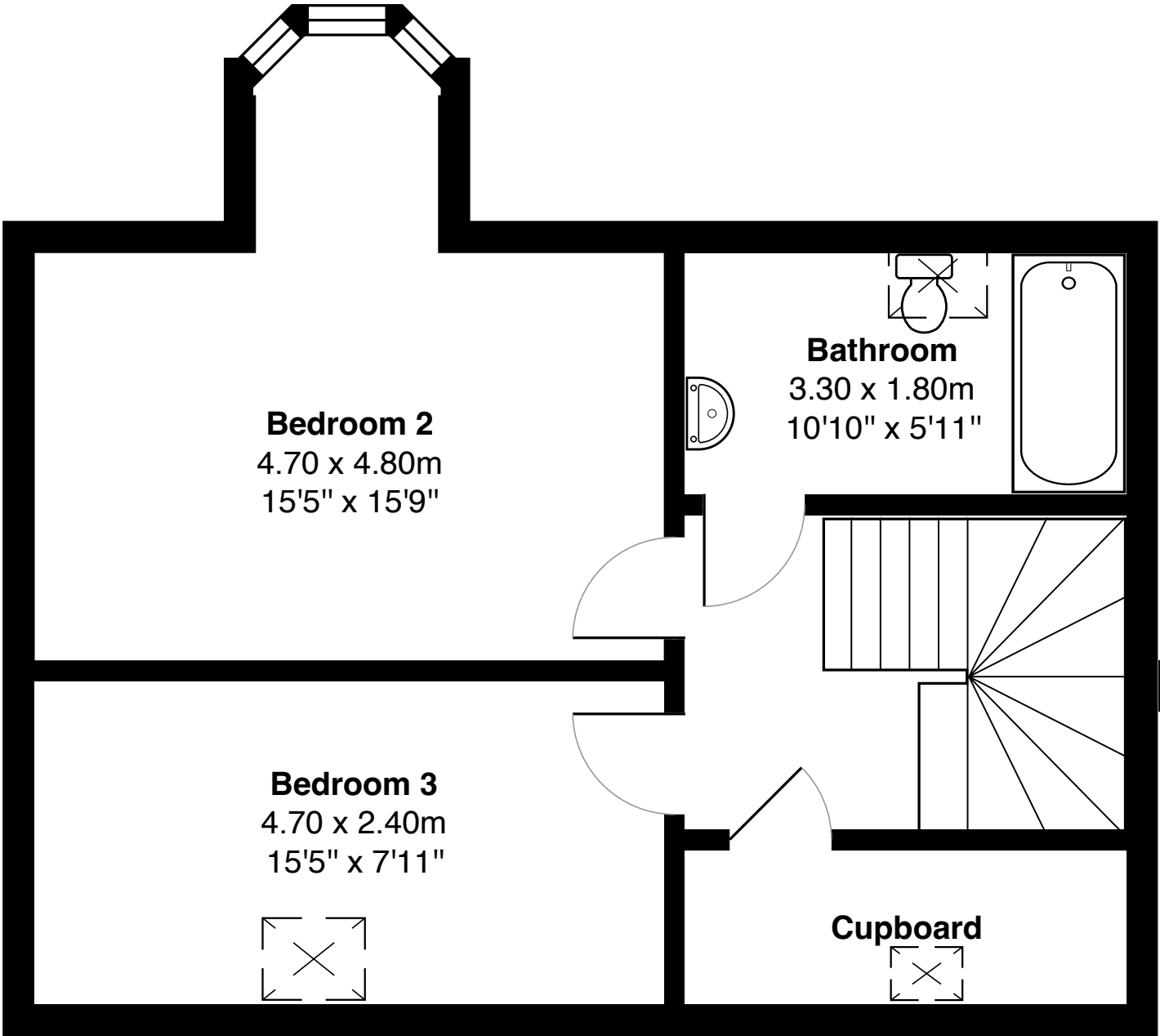
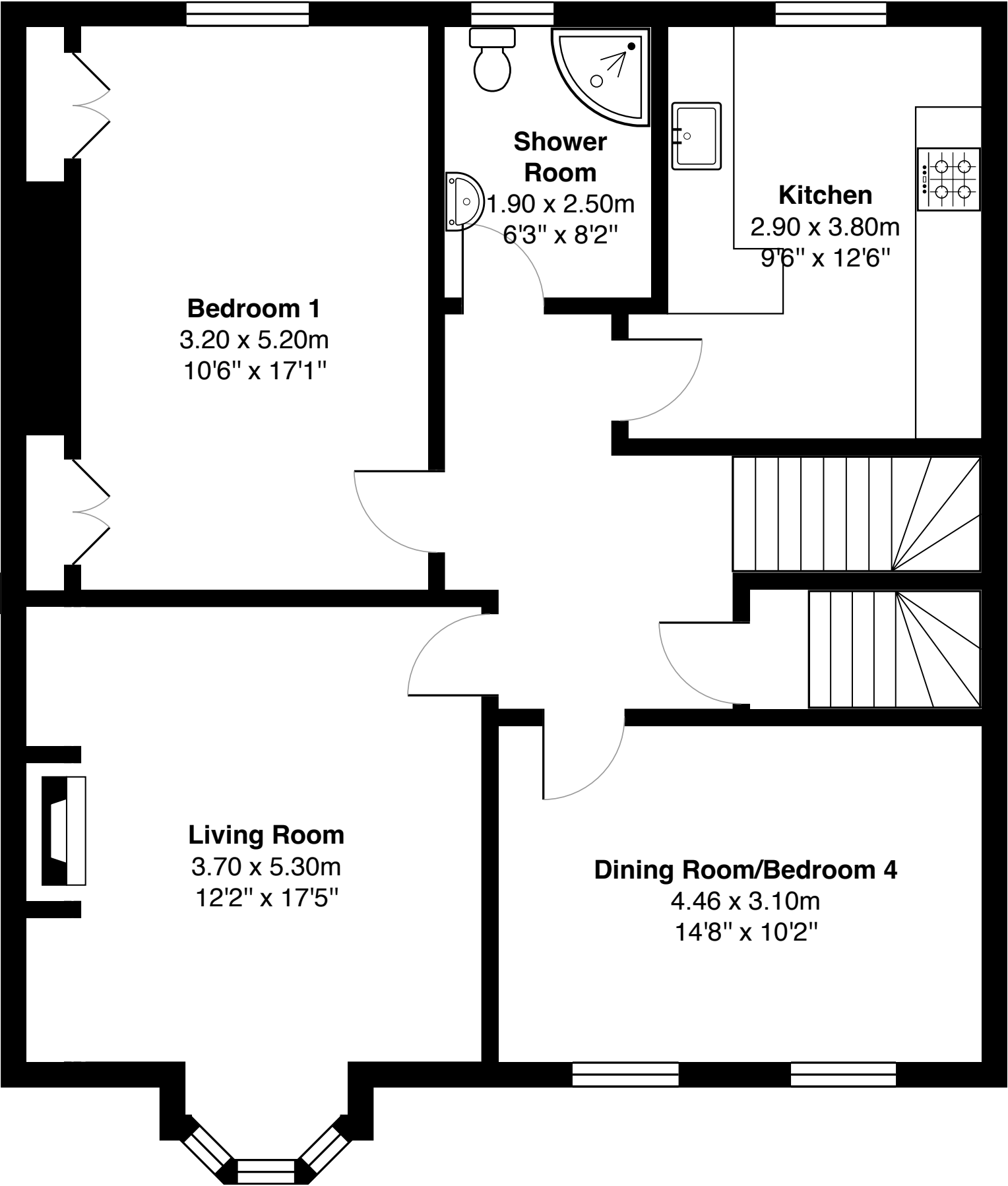


The kitchen has been recently re-fitted with top of the range appliances, quartz countertops, a walnut breakfast bar and overlooks the garden. Completing this floor is a large double bedroom and shower room.



From the hall leads the staircase to the top floor landing. There are two double bedrooms on this floor, a stylish bathroom and a good sized storage room.





Gross internal floor area (m²): 133m²
EPC Rating: D

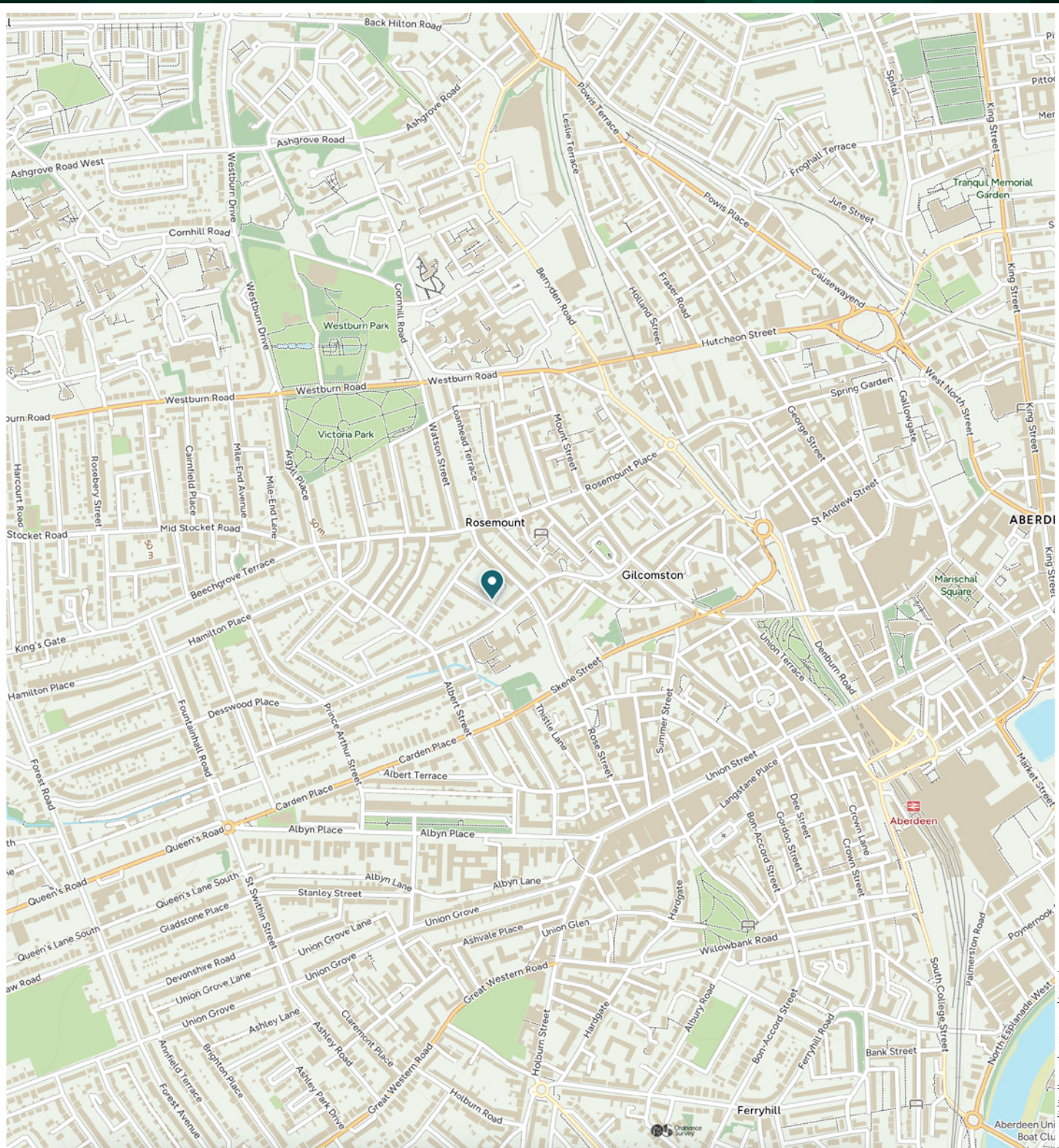


At the rear of the property is a charming garden area with a shared lawn. The rear shed, patio and decking are privately designated to the apartment. Viewing is a must.



Grosvenor Place is a highly sought after, tree lined street in Aberdeen's desirable West End/Rosemount area. The area is renowned for its independent boutiques, cafes and shops and Aberdeen Grammar School is nearby.

Westburn and Victoria Parks are close-by, if you want to get out in the fresh air, the hospital complex is around a fifteen minute walk and there a regular buses into the city centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
IAN HAINES
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.