

Hazel Bank

125 WELLINGTON ROAD, ABERDEEN, AB12 3BB



*METICULOUSLY RENOVATED AND MODERNISED
WITH A DETACHED HOME OFFICE*



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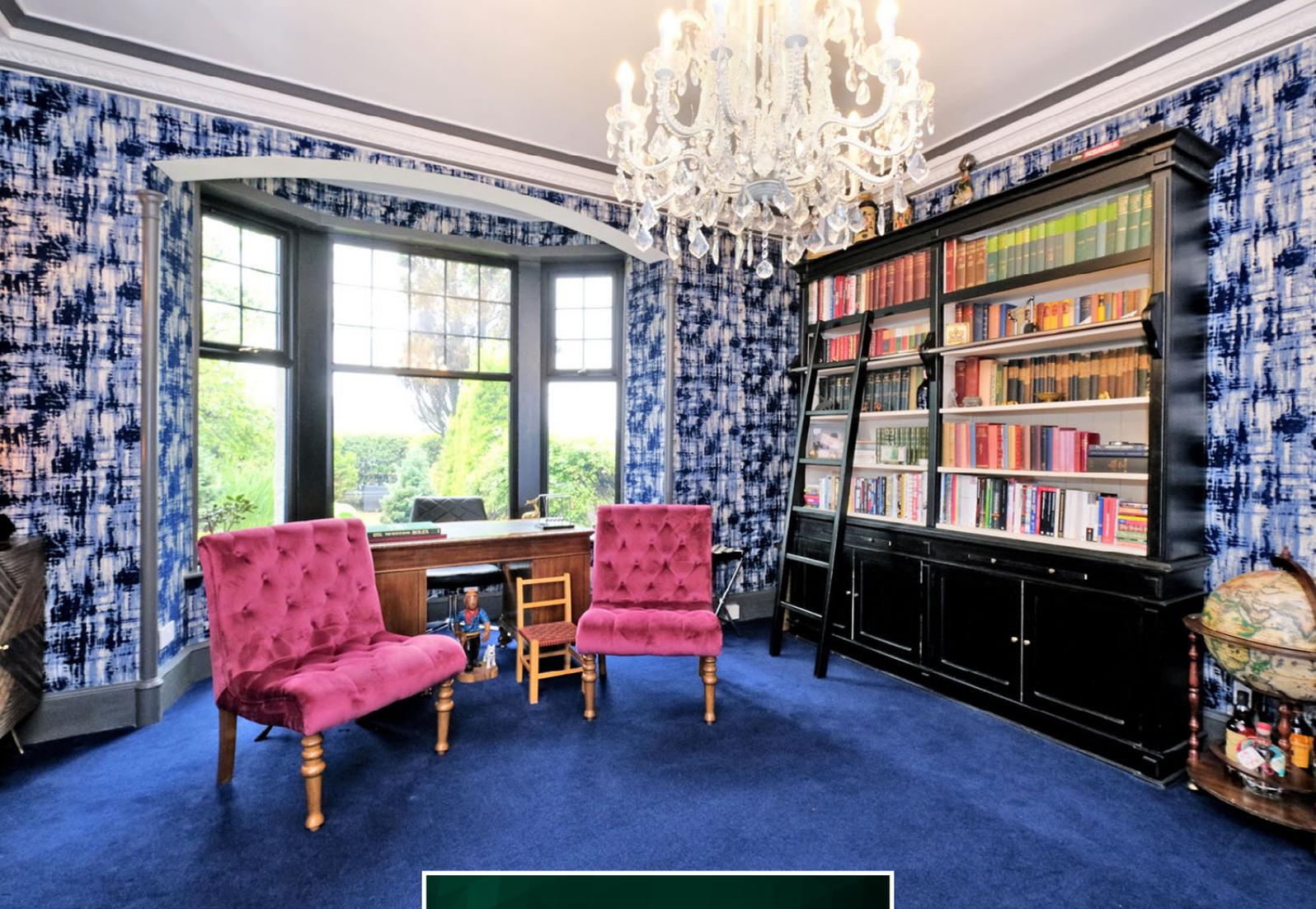




McEwan Fraser Legal is delighted to offer for sale this immaculate four-bedroom semi-detached Victorian property that has been meticulously renovated modernised, and upgraded during the current owner's tenure. This stunning property offers spacious and versatile living accommodation over three floors, further benefiting from an immaculate fresh décor, full double glazing and gas central heating. The spacious accommodation includes three public rooms and two luxurious bathrooms comprising a stunning master ensuite bathroom and a separate family bathroom. Additionally, there is a self-contained business unit served with power, water, and a WC cloakroom. Quite simply a must-view to fully appreciate all that is on offer.

Upon entering, the impressive tone of the property is immediately established with the original tiled floor and a stained glass internal door opening to the hallway which conveniently houses a WC cloakroom.

The beautiful lounge features a bay window frontage and a mahogany fireplace housing an open coal fire adding that touch of grandeur with library bookshelves with a roaming ladder, a further sitting room is to the rear, which also boasts a working coal fire.



The Lounge





Living Room



A particular feature is the sleek and stylish Leischt kitchen, boasting soft close grey base and wall units accompanied by mirror splashback and quality Siemens integrated appliances, which include an induction hob, dishwasher, fridge freezer, coffee maker, wine chiller, microwave, and oven. Adjoining the kitchen is the formal dining room which is filled with natural light from the vaulted ceiling skylight.









The Bathroom







There is a further good-sized bedroom to the front and a carpeted staircase leads up to the third-floor family room/double bedroom which features the original fireplace.





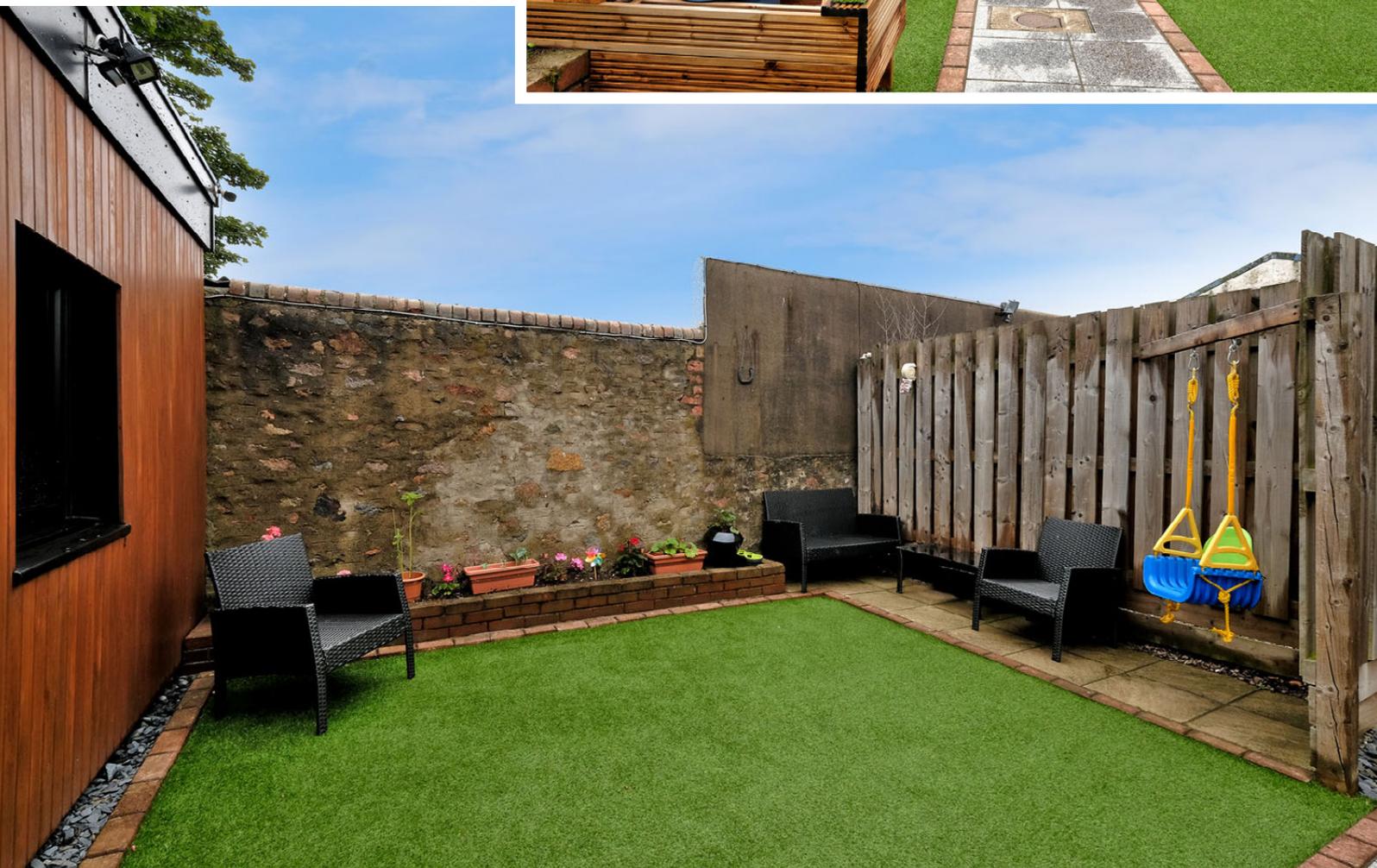
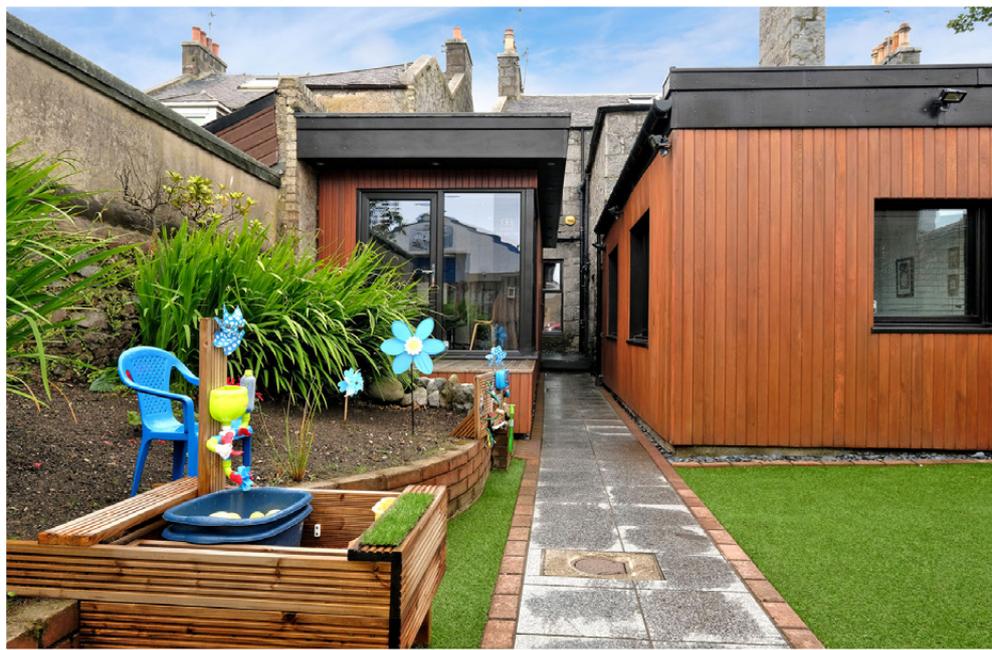


Gross internal floor area (m²): 182m²

EPC Rating: E

Extras (Included in the sale): Included in the price are all carpets, floorings, curtains, blinds, light fittings (not including the chandeliers), all integrated white goods, and a free-standing tumble dryer. Some furniture may be purchased by separate negotiation.

The gardens to the front and rear are enclosed, with the rear landscaped with artificial lawns, planted flower beds, and rockery. A private lane accessed from Greenbank Road leads to the rear private parking area for two cars. the property is further served with an enclosed landscaped garden and private double-area parking to the rear. There is a sizeable, detached office currently used as a business unit with plumbing, heating, and electricity along with a WC cloakroom.



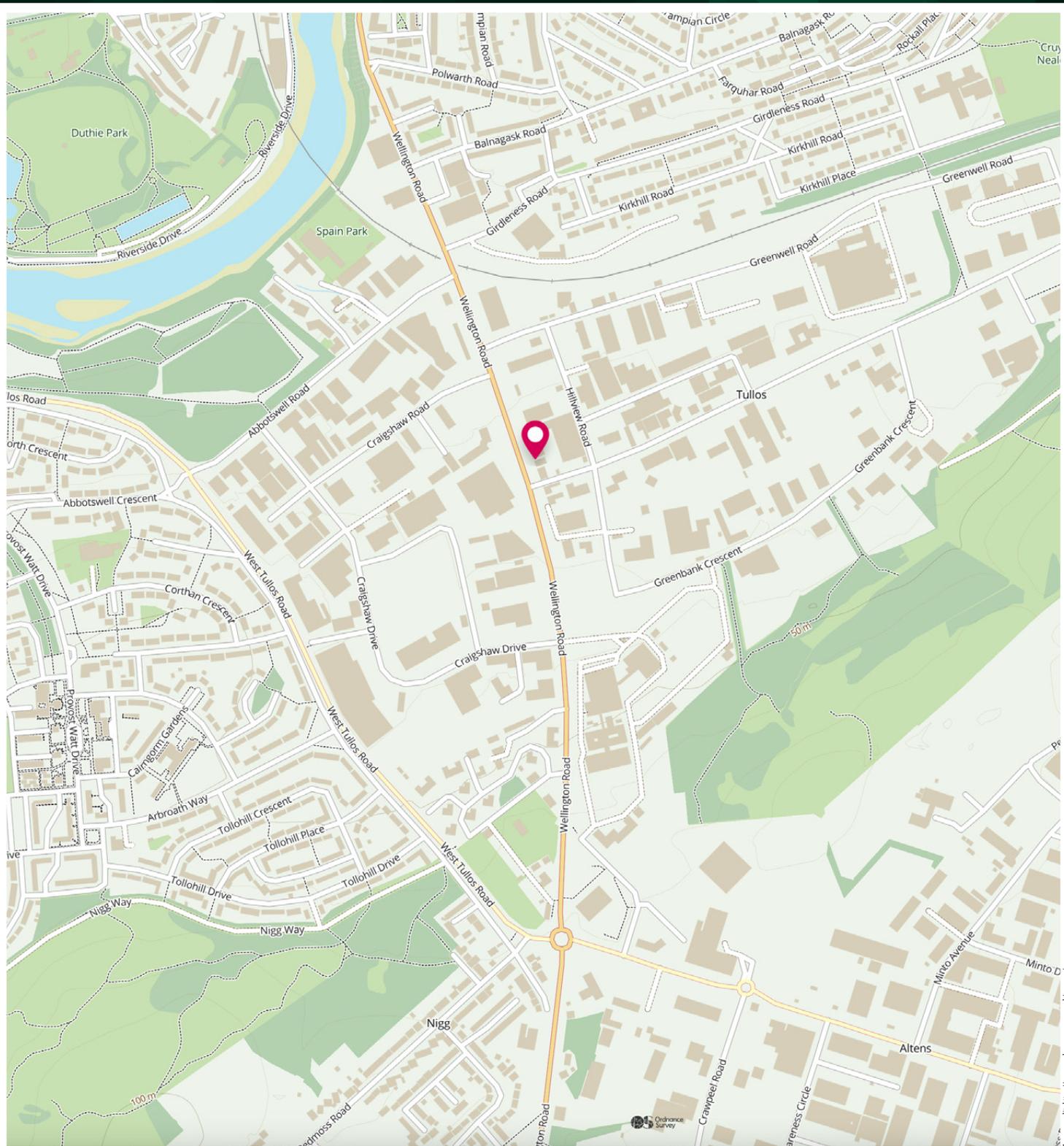




Hazel Bank, 125 Wellington Road is situated on the south side of the River Dee and south of Aberdeen City centre, ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Badentoy and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city. Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. There is a good range of local amenities including shops, schools, and medical facilities. There is also a regular public transport service to and from the city centre and Aberdeen Royal Infirmary and childrens' hospitals.

Aberdeen City provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, as well as fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach for the outdoor enthusiast. The city offers excellent bus and rail service with national and international flights provided by Dyce Airport. The main East Coast Rail network also operates from Aberdeen providing a link to the central belt, the south, and beyond.

The Location



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THE SUNDAY TIMES
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