

Galbraith

FLAT 5, 92 QUEENS ROAD
ABERDEEN



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Stylish apartment in the west end of the city with private parking and communal garden grounds

Aberdeen City 2 miles ■ Cults 3 miles ■ Aberdeen Airport 6 miles

- 1 reception rooms. 2/3 bedrooms
- Beautiful Victorian building
- Period features throughout
- Private parking and communal gardens
- Versatile accommodation
- Close to a wealth of amenities



Galbraith

Aberdeen
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 OnTheMarket



SITUATION

The property enjoys a prime location set within the heart of the West End, with all parts of the city being readily accessible via good road links. There is an excellent range of local facilities including a regular public transport service on Queens Road itself. The property enjoys easy access to the main arterial routes to all northeast business centers, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

DESCRIPTION

Flat 5, 92 Queens Road is located in one of the city's foremost streets. Dating back to the Victorian period this former granite mansion home with its distinctive frontage was designed by the architect George Coutts, who by 1906 had a formidable reputation for building in and around the west end of the city. 'Hamewith' as it was originally named, is today a Category C listed building and thoughtfully converted in the early 1980s to five apartments of which flat 5 generously spans the whole of the top floor. With stunning views across the city via large picture windows, the apartment provides spacious and versatile living accommodation, with ample traditional features, including high ceilings, deep skirtings, ceiling beams and panelled doors.

The mature communal garden offers an oasis of comfort for the residents and sets the scene for what is a striking exterior. The communal staircase has a beautiful stained glass window as a dominant feature and is original to the property. Upon entering the lower hall of the apartment,

a wide tread staircase leads up to the top floor landing. The spacious lounge is set on open plan with the dining room and provides a spacious living space with a striking mahogany fireplace providing a main focal point. A large dormer window area provides far reaching views and ample natural light can flood in. The dining kitchen includes a good range of storage units and a variety of appliances. The generously proportioned master bedroom has elegant decor with twin wardrobes and a large dormer window area. Double bedroom two is a well-proportioned room with tasteful décor and carpeting. There is a most versatile study room, which has been utilised as a single bedroom if required. Completing the accommodation is the contemporary bathroom which has been fitted with a three piece suite with overhead shower.

ACCOMMODATION

First floor - Entrance vestibule.

Second floor - Hallway, lounge, kitchen, two bedrooms, study and bathroom with WC.

GARDEN GROUNDS

The property benefits from well-maintained garden grounds to both the front with a sweeping lawn with a gated street entrance. To the rear of the building, there is a large car park with two exclusive parking spaces. An expansive area of lawn has been immaculately presented and bordered with hedging. A timber shed is exclusive to the property and it is worthy of note that the residents split all maintenance costs for the upkeep of the building and surrounding grounds.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Flat 5, 92 Queens Road	Mains	Mains	Mains	Freehold	Gas	Band E	D

DIRECTIONS

From the west end of Union Street continue onto Alford Place and onto Albyn Place; at the Queen's Cross roundabout take the second exit onto Queen's Road and continue straight ahead at the next roundabout. And Hamewith is some distance along on the right hand side. Rear lane access to the car park is off Bayview Road with an entrance to the private lane on the left hand side.

POST CODE

AB15 4YQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
pines.input.almost

VIEWINGS

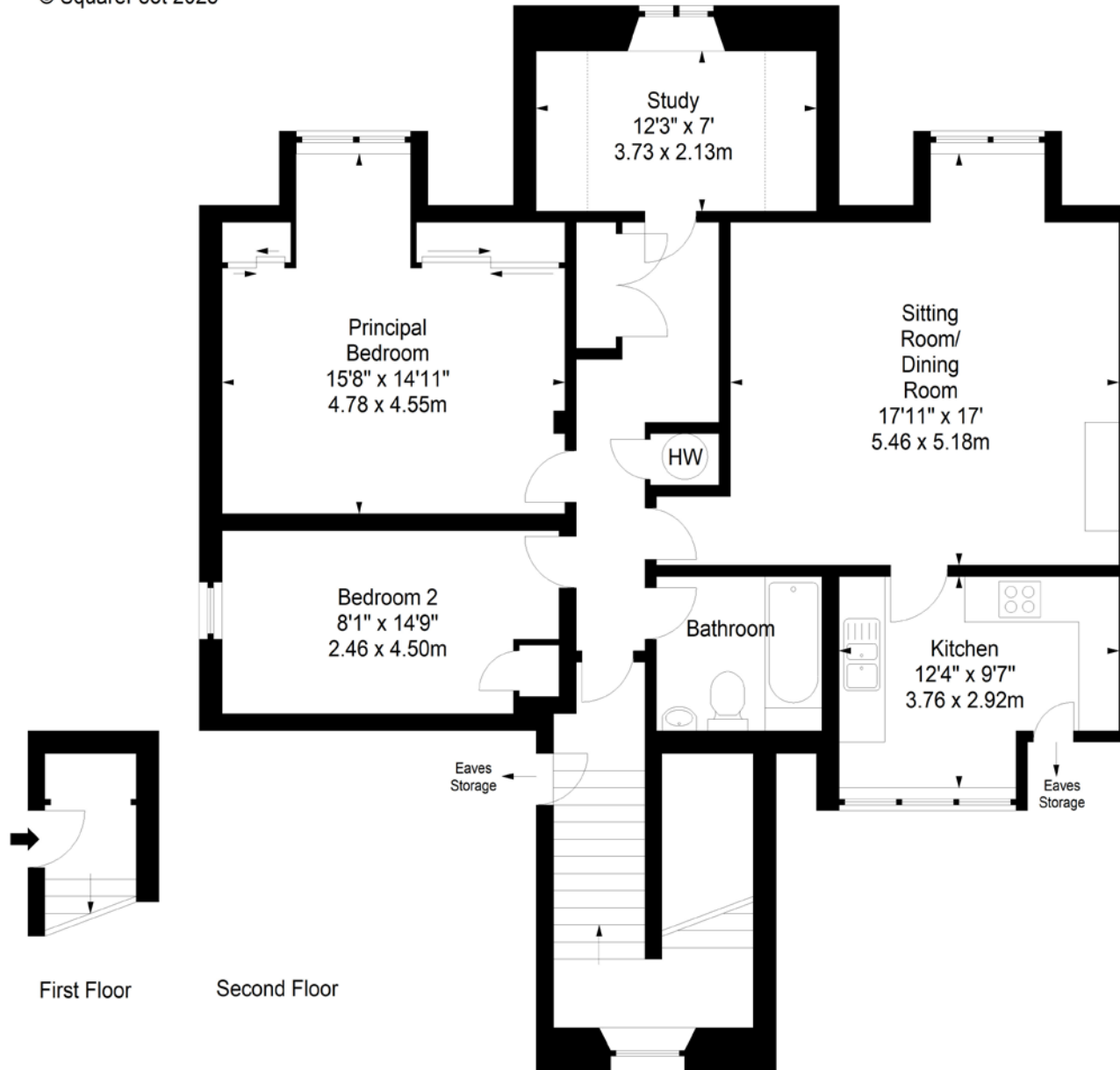
Strictly by appointment with the Selling Agents.



Queens Road,
Aberdeen, AB15 4YQ



Approx. Gross Internal Area
1146 Sq Ft - 106.46 Sq M
For identification only. Not to scale.
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