

**236 SPRINGFIELD ROAD  
ABERDEEN  
AB15 6AU**



**THOUGHTFULLY EXTENDED DETACHED WEST END PROPERTY  
WHICH PROVIDES QUITE SUPERB ADAPTABLE FAMILY  
ACCOMMODATION**

Accommodation:- Ground Floor – Entrance Vestibule, Reception Hallway, impressive bright airy Lounge, formal Dining Room, beautifully appointed Dining Kitchen with various appliances, Balcony overlooking rear garden, family Bathroom, Master Bedroom opening to Balcony, with en suite Shower Room, Dressing Room/Nursery off Master Bedroom. Lower Level – Hallway, Shower Room, Double Bedroom, Family/TV Room, Kitchen/Utility Room and Basement. Upper Floor – Hallway, Two Double Bedrooms each with en suite Shower Room, Storage Loft. Gas Central Heating. Double Glazing. Gardens to front. Driveway. Garage with electrically operated up and over door. Rear Garden.

**OFFERS OVER £670,000**

VIEWING BY ARRANGEMENT WITH SELLING AGENTS

## DESCRIPTION

This EXECUTIVE DETACHED FAMILY HOME, which is situated in a sought after west end location, has been thoughtfully designed to provide quality family accommodation on three levels, complementary with the modern lifestyle. The property has been extended and comprehensively upgraded to a standard of finish which can only be appreciated by viewing, with considerable care being taken to ensure that the living area creates a pleasant, bright environment. There is also the added attraction of a part being capable for use as granny accommodation and a further part being capable for use as a teenager's den. Internally the finishes are of the highest standard, with the property boasting Gas Central Heating, Double Glazing, fire proof light Oak doors throughout, a beautifully appointed fitted Dining Kitchen with numerous appliances, Master Bedroom with en suite Shower Room, Dressing Room/Nursery off Master Bedroom, family Bathroom. On the upper level there are two Bedrooms each with En Suite Shower Room facilities, large Storage Loft which is floored and has three Velux windows could, subject to appropriate consents, be redesigned and developed to provide further accommodation.

**This undoubtedly represents a rare opportunity for the discerning buyer to acquire a most attractively presented and thoughtfully designed family home, which affords the opportunity to move in with the minimum of inconvenience.**

Springfield Road is situated in the west end of Aberdeen, in an area well served by local shops at both Mannofield and Seafield and by public transport facilities. With the Aberdeen Ring Road being situated nearby most parts of the City are readily accessible and Hazlehead Park, with its many sporting and recreational facilities, is also located nearby.

Aberdeen, a cosmopolitan port and oil capital of Europe with a population of 212,000, provides all ancillary leisure, recreational, shopping, entertainment and cultural facilities one would expect in a vibrant city. Its status as "Oil Capital" provides the city with an international airport and an ever expanding range of domestic and European flights. There are also regular inter-city services from the city's railway station.

There are a number of private schools in the City including The Hamilton School, Robert Gordon's College, St Margaret's School and Albyn School and the International School in Cults. There are also two universities and several colleges of further education.

## DIRECTIONS

From the west end of Union Street continue onto Alford Place and Albyn Place; at the Queen's Cross roundabout take the second exit onto Queen's Road and continue straight ahead at the next two roundabouts. Travel straight ahead at the traffic lights and at the Hazlehead roundabout take the last exit onto King's Gate and first right into Springfield Road.

## THE ACCOMMODATION, ON THREE LEVELS, COMPRISES:-

### (GROUND FLOOR)

#### VESTIBULE:

Vestibule with hardwood exterior door with leaded glass panel, panelled woodwork to dado level which incorporates meter cupboards, glazed internal oak door to hall.

#### HALL:

Reception Hallway with stairways to upper and lower levels, coving, smoke alarms, attractive light fitment, storage/cloak cupboard.

#### LOUNGE:



**28' x 14' plus bay** approx. Extremely impressive, spacious bright airy Lounge with west facing bay window and further west facing window with a focal point being the wall mounted fireplace with fitted log effect gas fire, two wall lights, TV point, telephone point.

#### DINING ROOM:



**13'9" x 13' plus bay** approx. The Dining Room is separated from the lounge by an archway with glazed double doors and matching side and upper screens and when opened creates quite superb living accommodation, with this room also once again having a west facing bay window. The wide and high cabinet, which incorporates display/storage shelves and cupboards, is to remain.

#### KITCHEN/

## KITCHEN:



**15'9" x 14'10"** approx. Beautifully appointed fitted Dining Kitchen with an extensive range of base units with high gloss white doors and trim with stainless steel handles and co-ordinating work surfaces, inset stainless steel sink unit, fittings for plumbing in automatic washing machine and dishwasher, space for fridge below work surface, light oak solid flooring, four stainless steel tracks each with halogen lights, free-standing kitchen storage unit, **AMPLE SPACE FOR DINING** and double French doors with glazed side screens opening to small balcony. **N.B.** The **De Longhi Stainless Steel Cooking Range with Five Hobs and Oven** below, **Zanussi Fridge, Dishwasher** and **Automatic Washing Machine** are all to be included in the price.

## BALCONY:

A small Balcony is situated immediately to the rear of the kitchen which also gives access to the master bedroom suite and connects these two areas and enjoys a lovely sunny aspect and outlook over the rear garden.

## BATHROOM:



Family Bathroom which is part tiled with oval bath set on feet, cisternless w.c. and w.h.b., medicine cabinet, shaver point, extractor fan, toiletry storage/display shelf, medicine cabinet with mirror doors, heated towel rail, ceramic floor tiles.

## MASTER BEDROOM SUITE/

**MASTER BEDROOM SUITE/**

**Master Bedroom suite comprises Bedroom, Dressing Room/Nursery and Shower Room (This entire area would be ideal as granny accommodation as there is a doorway leading to a balcony which in turn can access the kitchen)**



**15'3" x 11'6" at longest and widest approx. Double Bedroom with pleasant outlook over rear garden, six downlighters, TV point on wall, sky point, telephone point.**



**MASTER BEDROOM SUITE:** 10'6" x 10' approx. Dressing Room/Nursery with roller blinds and pleasant outlook over rear garden.



Shower Room with w.c. and w.h.b. set into bathroom furniture providing toiletry storage and display areas, matching shower tray set into a tiled shower area with fitted Mira sport electric shower, glazed shower door and screen, circular track with three halogen lights, extractor fan, vinyl flooring, and deep shelved storage cupboard.

**(LOWER LEVEL)** The entire Lower Level offers interesting possibilities for use as a Teenagers Den, given that same can be accessed independently from the side of the house.

**HALL:** Hall with slate effect ceramic floor tiles, airing/linen cupboard and two wardrobes each with shelves and hanging space.

**SHOWER ROOM:**



Shower Room with white w.c. with tiled splashback and illuminated mirror above, w.c. and matching shower tray set into a shower area with aqua panelled finishes, thermostatic shower and glazed shower door, extractor fan, slate effect ceramic floor tiles.

**BEDROOM/**

**BEDROOM:**



**10'3" x 9'10"** approx. Double Bedroom with two windows each with venetian blinds overlooking the rear garden, TV point on wall.

**FAMILY/TV ROOM:**



Family/TV Room again with outlook over rear garden, venetian blind, five downlighters, TV point on wall, slate effect ceramic floor tiles.

**KITCHEN/  
UTILITY ROOM/**



**14' x 13'** at longest and widest approx.

**KITCHEN/  
UTILITY ROOM:**

**14' x 13' at longest and widest** approx. Kitchen/Utility Room which is l-shaped and has a range of base units with high gloss white finish and co-ordinating work surfaces, inset **Four Ring Ceramic Hob** with **Electric Oven** below and **Extractor** above set into stainless steel canopy, stainless steel sink unit, integrated **Fridge/Freezer** with matching door panel, fittings for plumbing in automatic washing machine and dishwasher, Breakfast Bar, exterior door opening to rear garden. **N.B.** The **Philips Whirlpool Automatic Washing Machine** and **Hotpoint Dishwasher** are both to be included in the price.

**BASEMENT:**

Storage Basement with light.

**(UPPER FLOOR)**

**HALL:**

Hall with stainless steel track with four halogen lights.

**DOUBLE BEDROOM: Double Bedroom with en suite Shower Room.**



**12'8" x 10'9" plus window Ingo** approx. Double Bedroom to front with fitted wardrobes with shelves and hanging space, window Ingo suitable for chest of drawers, vanity unit or the like, track with halogen lights.

Shower Room with white w.c. with pine toilet seat, w.h.b. and matching shower tray set into a tiled shower area with fitted Mira electric shower, glazed shower door, extractor fan, four halogen lights, medicine cabinet with mirror doors, usual small fitments.

**DOUBLE BEDROOM/**

**DOUBLE BEDROOM: Third Bedroom with en suite Shower Room.**



**11'3" x 10'10" plus window Ingo** approx. Double Bedroom again to front with west facing window, fitted wardrobes with shelves and hanging space and window Ingo, fitment with three halogen lights, TV and sky point.

The tiled Shower Room has a coloured w.c., w.h.b. and matching shower tray set into a shower area with fitted Mira shower, extractor fan, and track with three spotlights, shaver point, and usual small fitments.

**ATTIC:** Small storage Attic.

**STORAGE LOFT:** A large Storage Loft which is floored and has three Velux windows could, subject to appropriate consents, be redesigned and developed to provide further accommodation.

**GENERAL:** The carpets and other floor finishes, curtains, blinds and light fitments, together with the Sanderson blinds in the lounge and dining room are all to be included in the price.

**OUTSIDE**

**FRONT GARDEN:** Mature Garden to front enclosed by dwarf granite wall with wrought iron railing.

**DRIVEWAY:** Driveway providing parking area for a few cars.

**GARAGE:** Garage with electrically operated up and over door, light, power and doorway to rear opening to small balcony with steps to rear garden.

**REAR GARDEN/**

## **REAR GARDEN:**



The Rear Garden is laid out with patios with granite chips, lawn and has an area of mature shrubs and has external flood lighting.

ABH/ES

## **MORTGAGE & FINANCIAL ADVICE**

**Our team of highly qualified Independent Financial Services Consultants have computerised access to a wide range of products available from all lenders. Special legal package available for First Time Buyers.**