

1 Cromwell Road,
Aberdeen, AB15 4UH

Price Over
£300,000


ASPC ref : 388057

 3
  2
  1
  114 m²
 EPC **D** Council Tax Band **E**



Arrange a viewing

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(Stronachs LLP)

Stronachs LLP

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Property features:



Central heating



Garden

Description

You're going to love this beautifully presented **three bedroom/two-public room semi-detached home** with potential for a driveway and an upstairs extension.

Its prime West End position is less than five minutes' walk from some of the city's most-loved coffee shops and opposite the iconic Rendezvous Nargile restaurant. Plus you'll walk into town in just 15 minutes.

Still need a car? No problem, there's free on-street parking – no permit needed. And according to the council, there's potential for a driveway leading onto Forest Avenue. Alternatively, a bus from over the road takes you all the way to the beach.

Got children? Walk to the excellent local school in 10 minutes and – perhaps more importantly – Cromwell Park and the tennis courts in five, and the playing fields in one. Reputable secondary schools are close by.

No kids? You're also in luck. Top local attractions include Sooshe on Union Grove and sun-trap beer gardens on Queen's Road.

The house sits on a generous corner plot with all-day sunshine and surprisingly quiet gardens to the front, side and rear. The unique U-shaped back garden has a secluded patio area (sliding doors to the kitchen, so perfect for eating al fresco) and a big, sheltered lawn. Inside, there's plenty space to move about without losing the quaint, cosy atmosphere needed for curling up with a good book.

You'll find a stylish formal lounge with an (unused) feature fireplace and a big bay window – trees in the front garden ensure your privacy. But it could be used as another downstairs bedroom.

The hub of the home is perfect for gatherings. A welcoming sitting room (previously used as an elegant dining room to seat at least 10) leads to a big, bright dining kitchen with lots of storage. Features include granite worktops, a centre island with seating and a corner asterite sink, which is a real attention-grabber. There's a Smeg gas cooker and a Samsung American-style fridge/freezer. The ice-dispenser is ideal for cocktail night.

More storage and a traditional-style pulley (handy for winter) can be found in the utility room.

Working from home? You'll find a quiet, bright study area at the top of the stairs with space for a big desk. If there's more than one worker, the third bedroom could be a home office.

At the moment it's a child's hideaway but it was a walk-in wardrobe in a past life. Want to put your own stamp on it? It is believed that, on obtaining the necessary Planning permission, the third bedroom could be made into a large master bedroom with an en-suite.

You'll find the current master bedroom has lots to offer, though. It's huge yet feels cosy, and you can lose track of time looking out of that window. The furniture is purpose-built by Komander and has lots of hanging space and sliding shoe storage.

Downstairs, the second double bedroom has flexible floor space and access to the loft.

Need more storage? Not a problem. There's another loft, a 2m x 1m walk-in cupboard and an under-stair cupboard. Plus, two garden sheds and a secure bike store.

One more thing – the bathroom has a great, powerful shower.

So, why are you still reading? Get your viewing booked in!

(Other information)

- Quality flooring and oak internal doors throughout.
- Alarm system
- Gas central heating, Full double glazing
- All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances and fridge/freezer in the Dining Kitchen, the usual fixtures and fittings in the Bathroom, the two garden sheds and the secure bicycle store.

Accommodation comprises

(Ground floor)

Lounge 5.20m x 3.73m (17'1 x 12'3) approx

Bedroom 3 3.17m x 3.04m (10'5 x 10'0) approx

Family/dining room 4.87m x 3.35m (16'0 x 11'0) approx

Dining kitchen 4.26m x 4.11m (14'0 x 13'6) approx

Utility room 2.13m x 1.47m (7' x 4'10) approx

Bathroom 2.74m x 1.98m (9'0 x 6'6) approx

(First floor)

Bedroom 1 5.48m x 2.48m (18'0 x 8'2) approx

Bedroom 2 4.08m x 2.74m (13'5 x 9'0) approx

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