

189 Westburn Road

ABERDEEN, AB25 2QE



Stunning 5 bedroom terraced family home, with 2 bathrooms and an abundance of character



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McEwan Fraser Legal is delighted to present this impressive 5 bedroom terraced family home. Spread across 3 levels of accommodation, it offers the perfect mix of modern decor and an abundance of character charm, with features such as stunning fireplaces, high ceilings, wood flooring, the gorgeous stained glass above the entrance and a stained glass skylight in the ceiling on the top floor which is a must-see.

The property has been upgraded and redecorated to a very high standard throughout by the current owner and is sold in walk-in condition, you can just unpack and start enjoying your new surroundings. The house offers versatile and flexible accommodation across the 3 floors for home working and families with children of all ages.

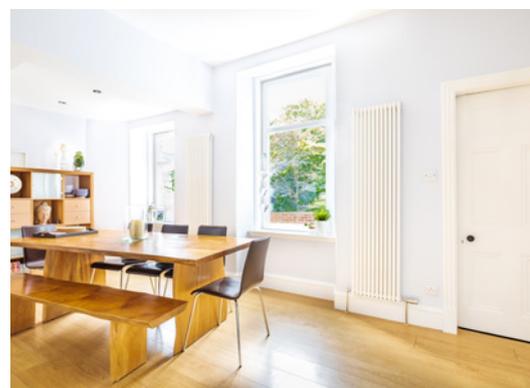
THE LOUNGE



Inside, the property comprises:

- Entrance vestibule with tiled floor
- Lounge with bay window, stripped wood floor and open fireplace
- Open plan kitchen and family area
- Utility room with modern Worcester Bosch boiler
- Shower room

THE KITCHEN/DINER



THE UTILITY & SHOWER ROOM





- Family bathroom with shower over bath
- 3 double bedrooms, 2 with fireplaces on the 1st floor
- 2 bedrooms on the top floor, 1 double and 1 single/study
- Floored loft with ladder access for extra storage

THE BATHROOM



BEDROOM 1



BEDROOM 2



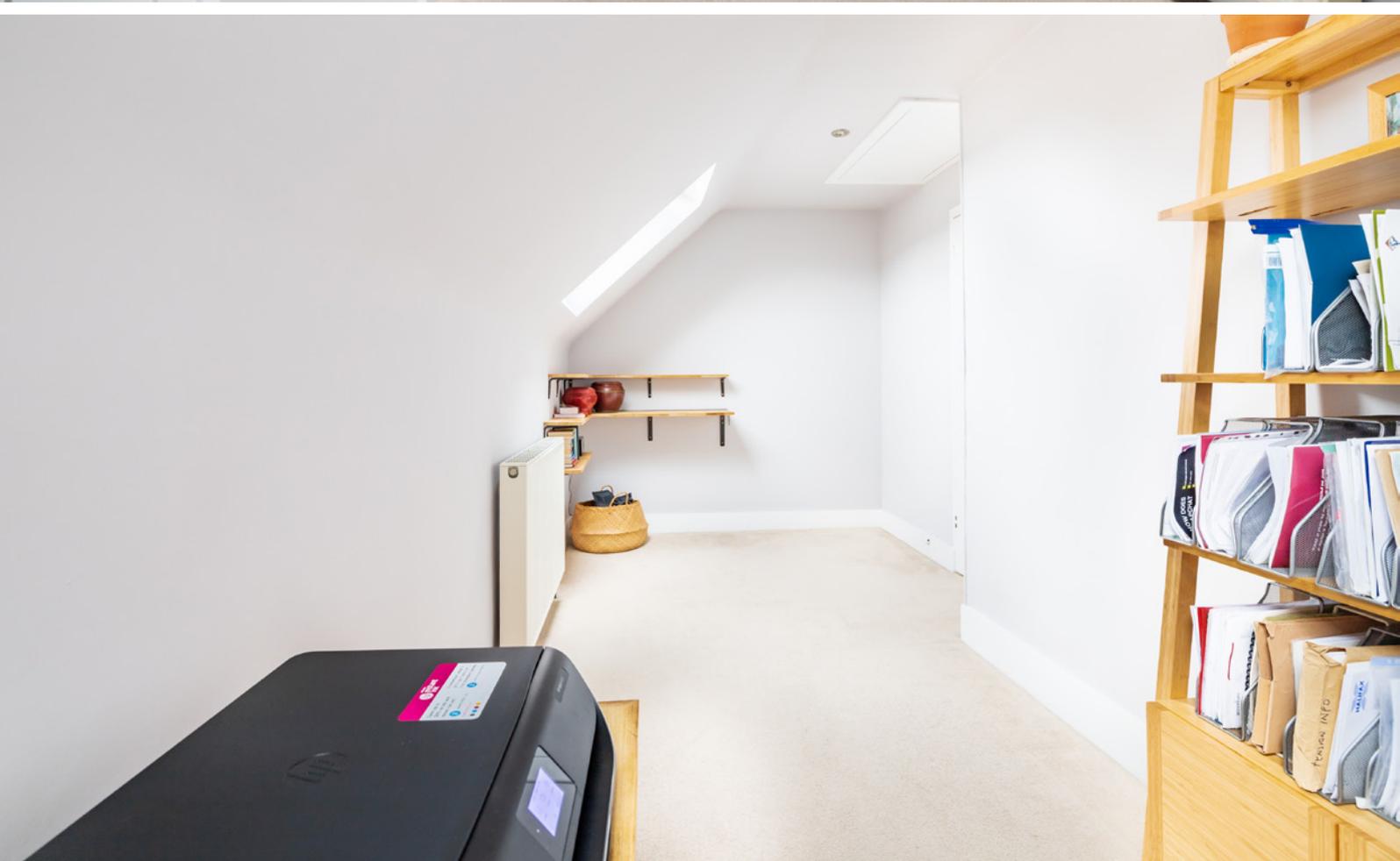
BEDROOM 3



BEDROOM 4



BEDROOM 5/STUDY



Additionally, the property has an enclosed rear garden, a side access gate and a garage nearby the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen/Diner	6.10m (20') x 3.80m (12'6")
Utility	3.50m (11'6") x 2.10m (6'11")
Shower Room	2.70m (8'10") x 1.20m (3'11")

First Floor

Bathroom	2.10m (6'11") x 2.10m (6'11")
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Bedroom 1

Bedroom 2

Bedroom 3

Second Floor

Bedroom 4

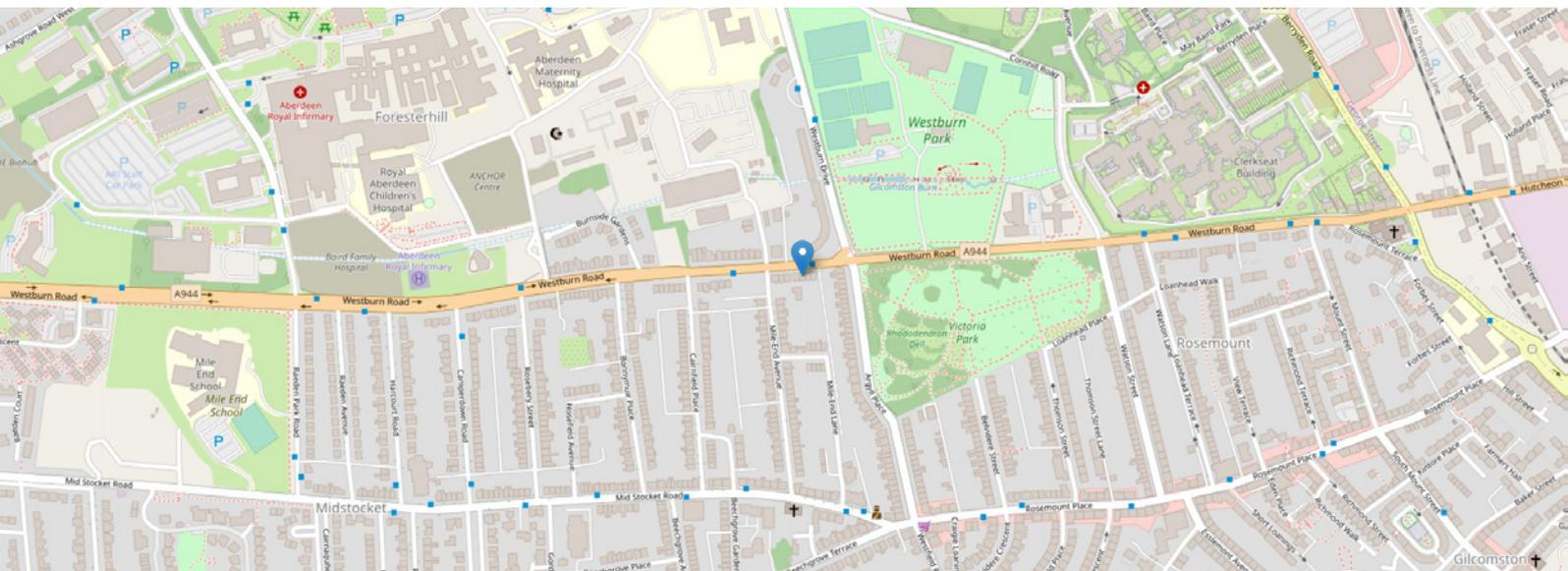
Bedroom 5/Study

Bedroom 1	5.10m (16'9") x 4.10m (13'5")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Bedroom 3	3.40m (11'2") x 2.40m (7'10")

Bedroom 4	4.90m (16'1") x 3.90m (12'9")
Bedroom 5/Study	5.90m (19'4") x 2.30m (7'7")

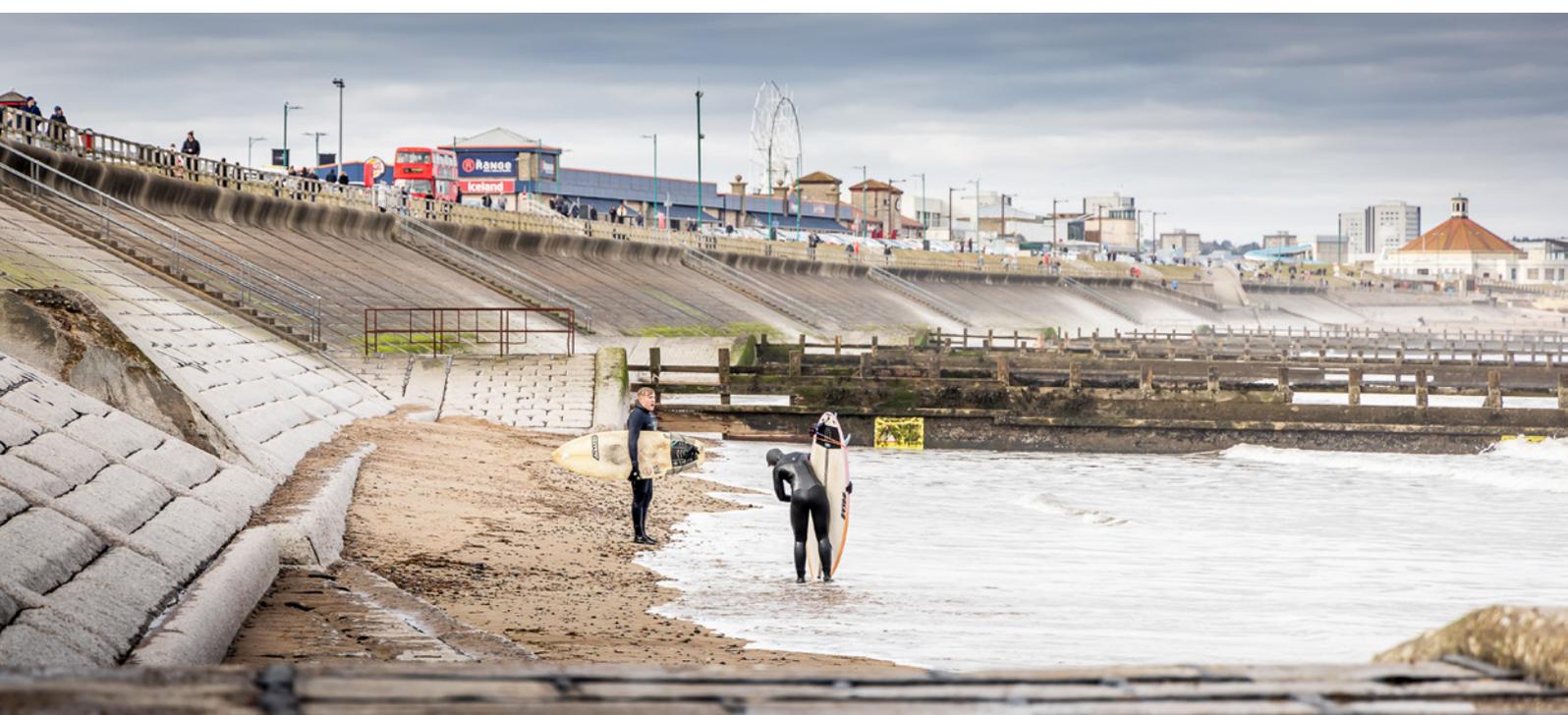
Gross internal floor area (m²): 167m²

EPC Rating: D



THE LOCATION

Westburn Road is situated a short walk away from Aberdeen Royal Infirmary and Rosemount, where shops and restaurants are abundant. Westburn Park and Victoria Park are on the doorstep, ideal for walking dogs and getting out for some daily exercise.





This is a wonderful area for a family home with Mile End Primary School only a short walk away and the property also falling within the catchment area for Aberdeen Grammar school, as well as being close to a number of highly regarded private schools.

It is ideally situated for those commuting to Kingswells/Westhill and Dyce industrial estates, with the main arterial routes being easily accessible. Public transport is available practically right outside the front door, and you are around a mile from the city centre and the Bon Accord shopping centre.



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Text and description
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