




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

114 Mid Stocket Road

ABERDEEN, AB15 5JA

ABERDEEN

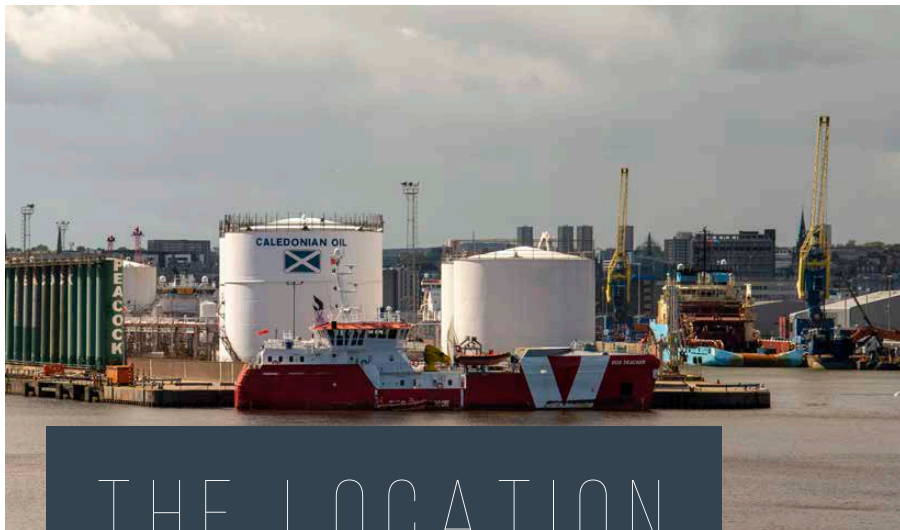
AB15 5JA

The property enjoys a sought-after location situated minutes from Aberdeen Royal Infirmary and within walking distance of the thriving City centre.

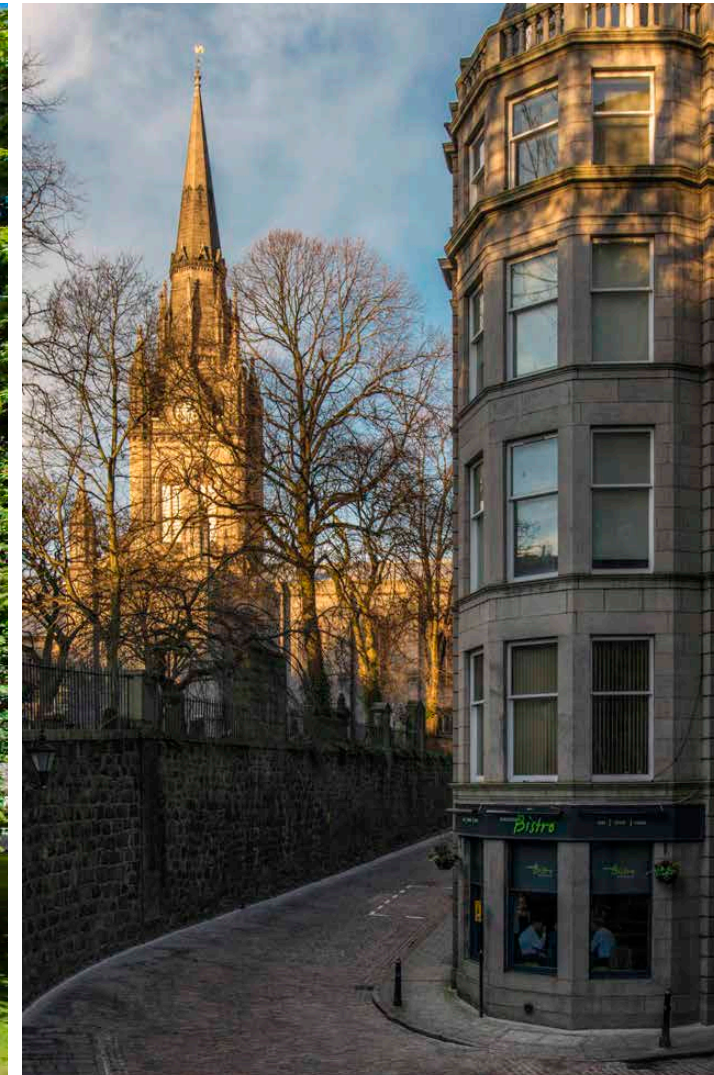
There is an excellent range of shopping and recreational amenities close by including the open spaces at Victoria and Westburn park and specialist shops in Rosemount. An excellent public transport system provides easy access to most parts of the City.

Aberdeen city centre is within easy reach with good access from this location, the city provides all that one would expect from modern-day living, including a multitude of shopping malls and local shops. There are pubs, restaurants, eateries galore, with fantastic theatres and cinemas to enjoy.

Aberdeen offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast rail network operates from Aberdeen providing a link to the central belt, the south and beyond.



THE LOCATION



'...CHARMING FOUR BEDROOM SEMI-DETACHED VILLA WHICH ENJOYS A SOUGHT-AFTER WEST END LOCATION, CLOSE TO ALL LOCAL AMENITIES...'

114 MID STOCKET ROAD

ABERDEEN, AB15 5JA

Early viewing is essential to appreciate the impressive interior of this deceptively spacious, charming four bedroom semi-detached villa which enjoys a sought-after west end location, close to all local amenities.

The property has been upgraded to a high standard and features generously proportioned accommodation spanning three floors with many pleasing and original features. It offers flexible living spaces to suit various family needs and superbly blends new with traditional finishes resulting in a fine property and a home you will be proud of.

The property comprises of:

GROUND FLOOR: Entrance vestibule, main hall, main lounge, master bedroom, shower room, rear hallway, kitchen with dining area and a sunroom which completes the ground floor accommodation.

MIDDLE FLOOR: (Split level); Family bath and shower room, separate WC.

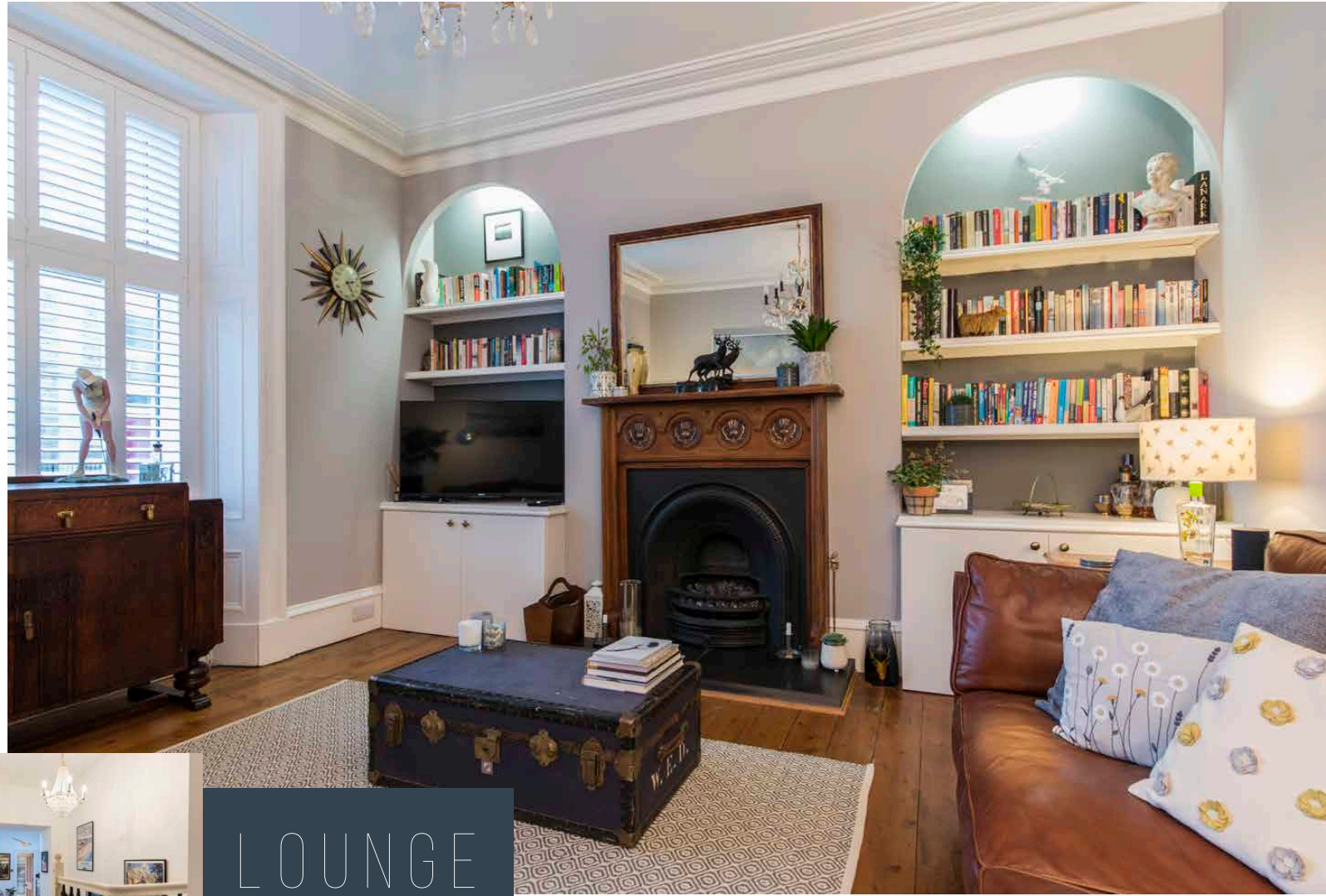
UPPER FLOOR: Consists of three further bedrooms.

Key features:

- Traditional house with lovely period features.
- Large main lounge with feature gas fire and surround.
- Four bedrooms with a large master bedroom on the ground floor.
- Bespoke luxury designed kitchen with all appliances including a range cooker.
- Generous dining area.
- Beautiful sunroom with access to the rear garden.
- Luxury bathroom with separate walk-in shower unit.
- Good storage throughout.
- Brick built secure workshop with power and light.
- Low maintenance front garden with a safe fully enclosed rear garden.

Outside, there is a low maintenance area to the front of the house and an extensive rear garden with a mixture of plants, shrubs, hard landscaping, walled patio area, large decked area, pathways, a centre area of lawn and a patio area which provides a seating area ideal for outside entertainment. The garden is well thought out and provides a safe environment for children and pets.

A quality period home in a popular area of Aberdeen, early viewings are a must to appreciate the character and features that this fine property offers.

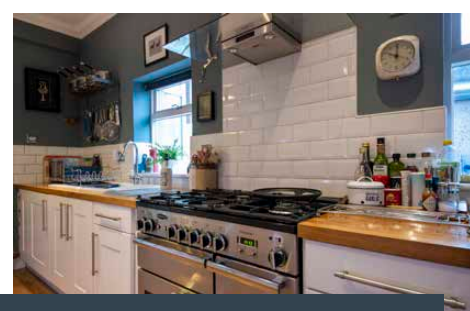
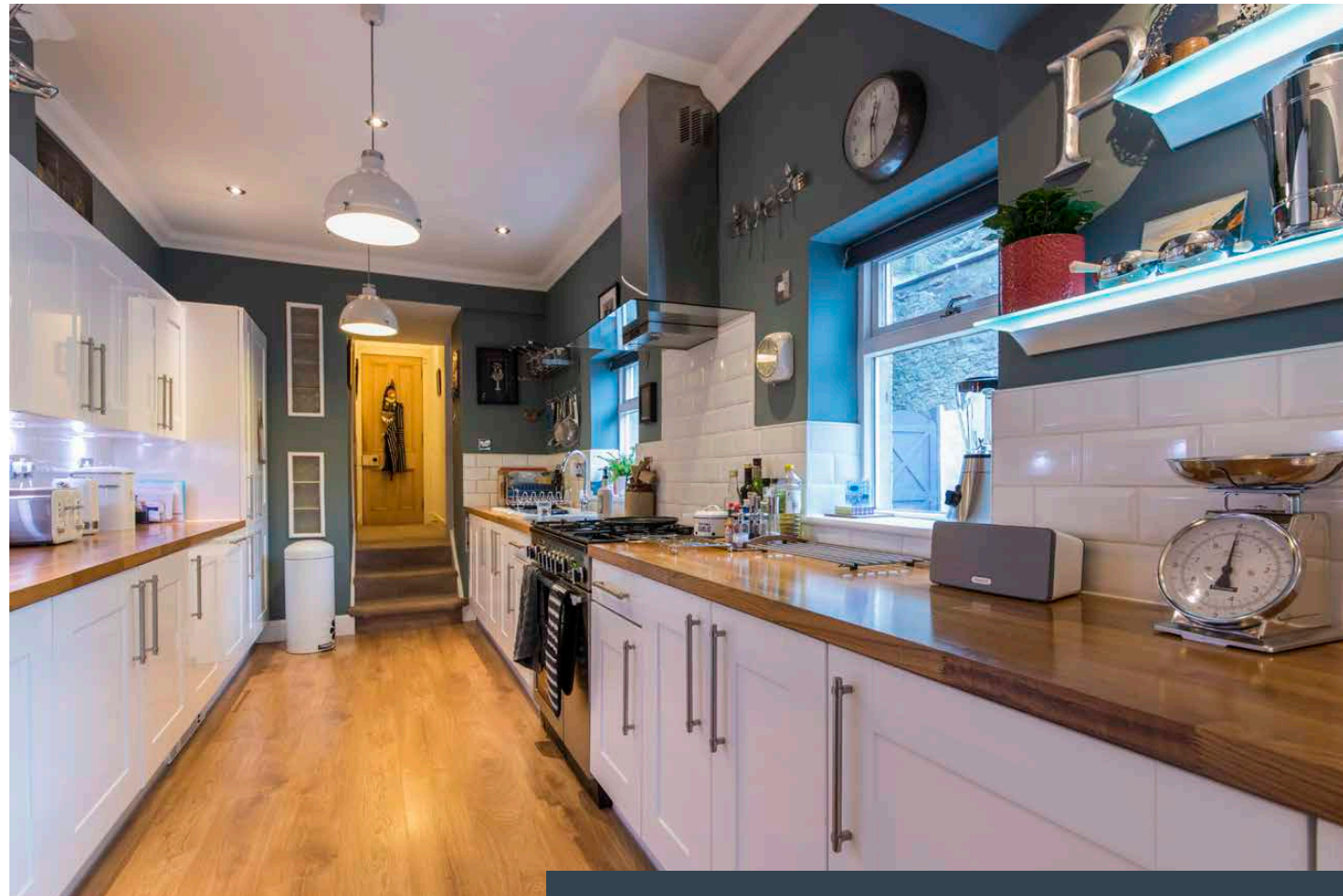


LOUNGE



"...SUPERBLY BLENDS NEW WITH TRADITIONAL FINISHES PROVIDING A SUPERIOR HOME..."

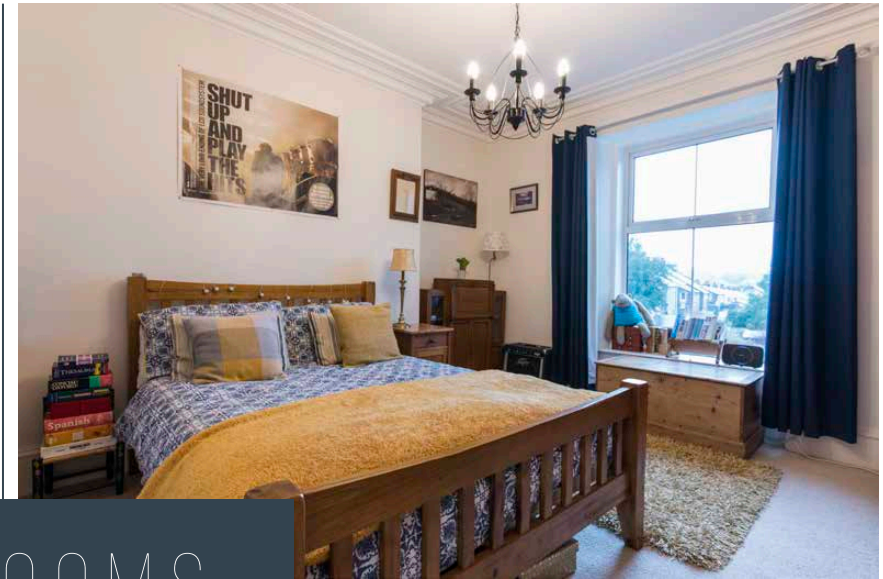
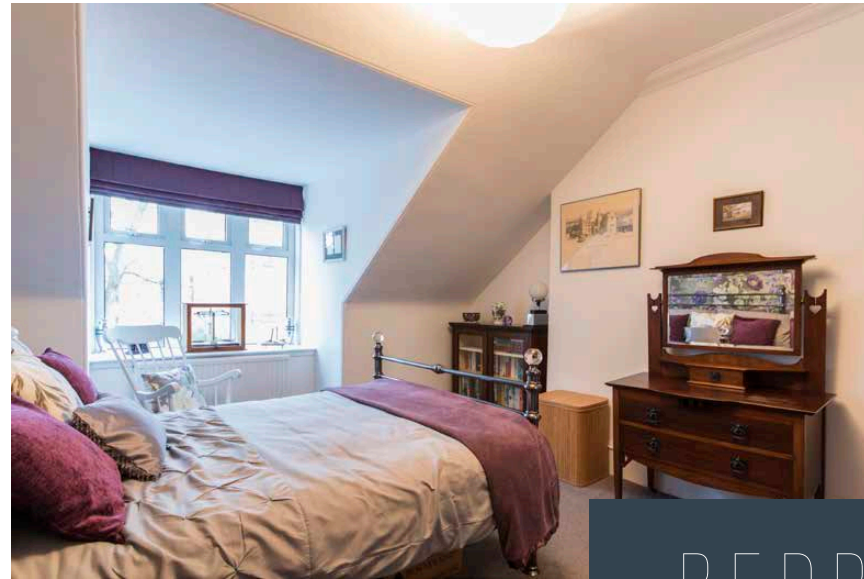




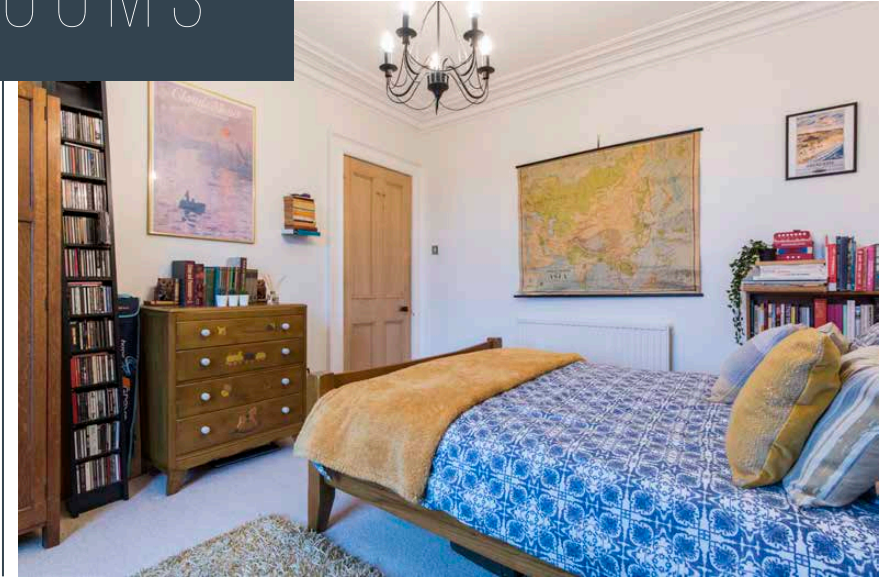
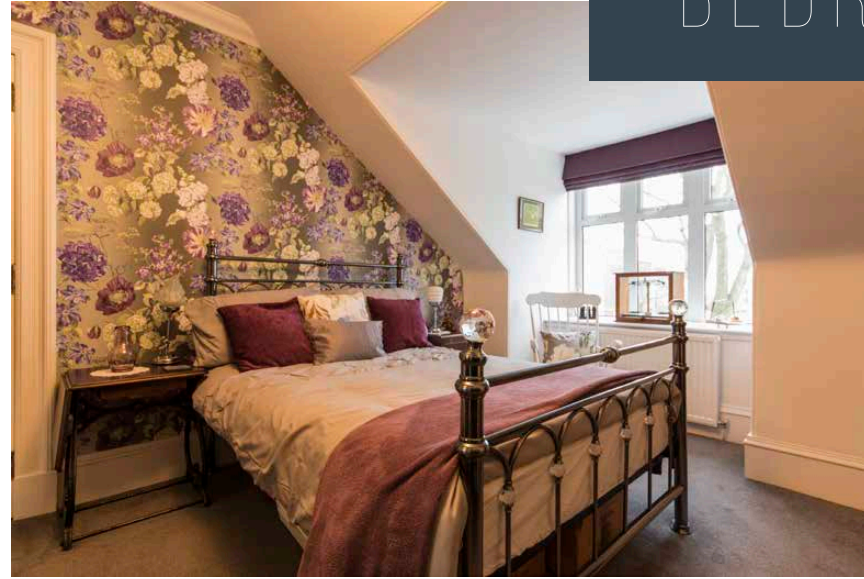
KITCHEN/DINER & SUN ROOM

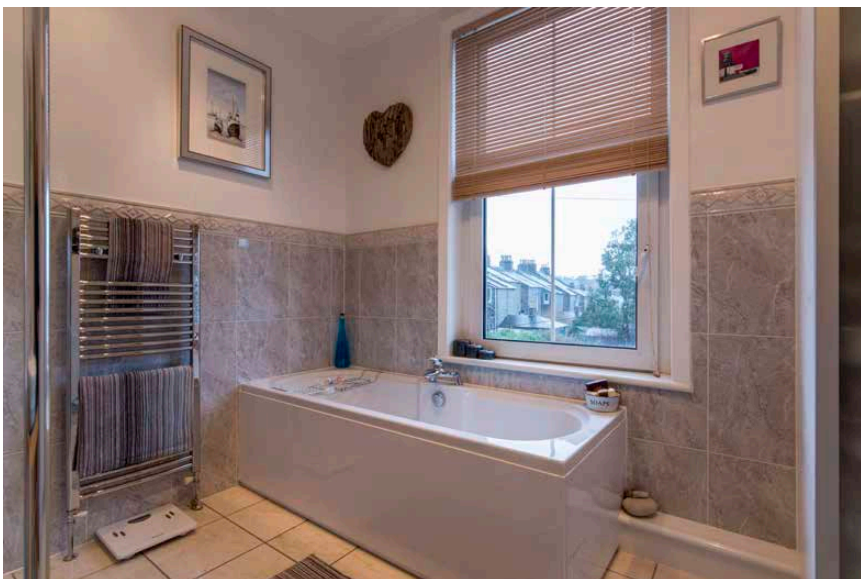
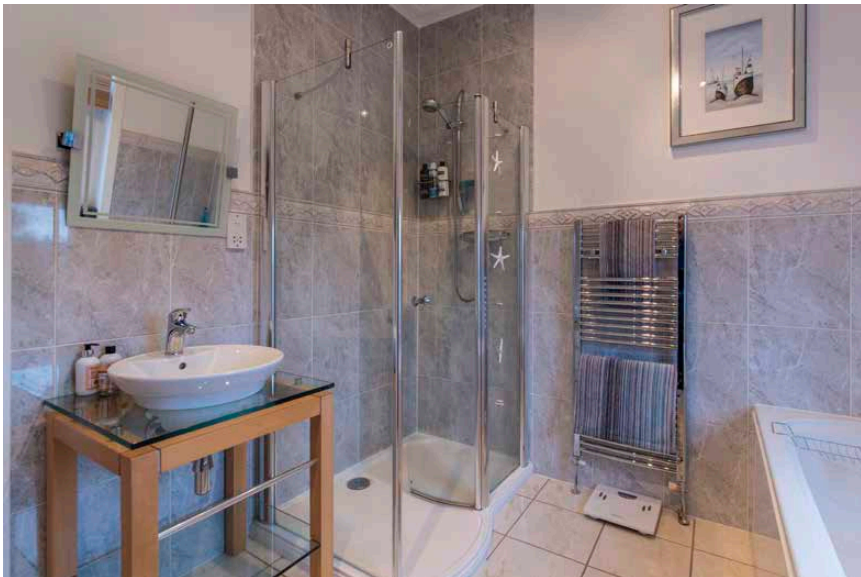
"...EXTENSIVELY UPGRADED THE PROPERTY TO A HIGH STANDARD..."





BEDROOMS



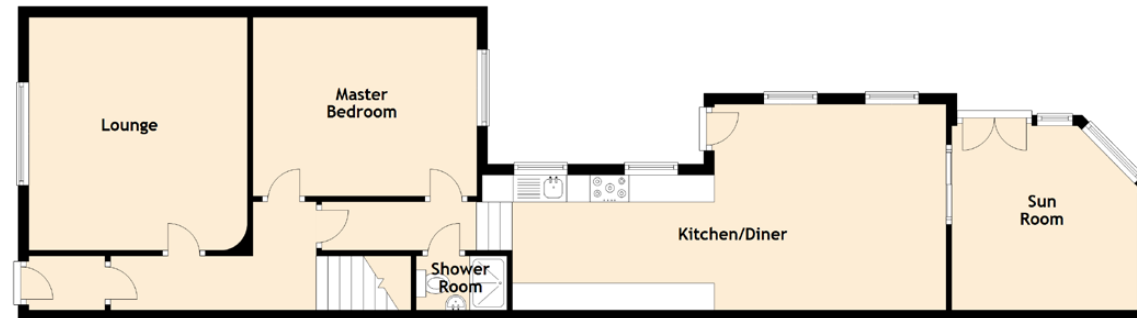


'...DECEPTIVELY SPACIOUS, CHARMING FOUR BEDROOM SEMI-DETACHED VILLA WHICH ENJOYS A SOUGHT-AFTER WEST END LOCATION...'

BATHROOMS

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



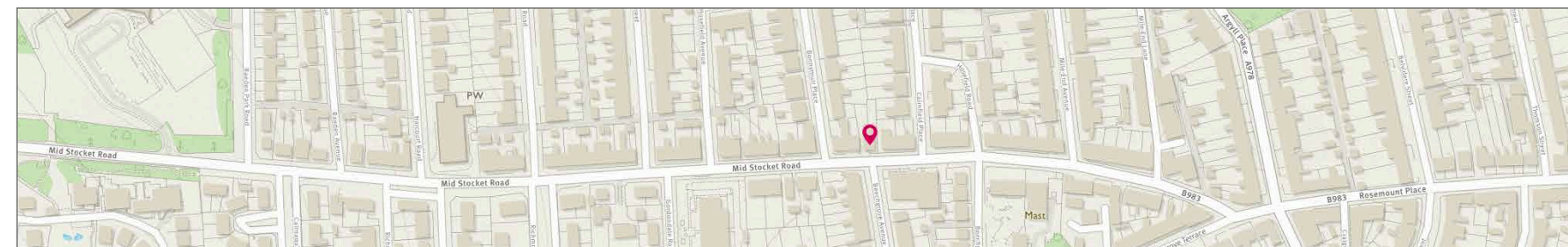
Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen/Diner	8.70m (28'7") x 3.80m (12'6")
Sun Room	3.50m (11'6") x 3.40m (11'2")
Master Bedroom	4.20m (13'9") x 3.30m (10'10")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	4.50m (14'9") x 3.50m (11'6")
Bedroom 4	3.30m (10'10") x 1.90m (6'3")
Bathroom	2.80m (9'2") x 2.40m (7'10")
Shower Room	1.70m (5'7") x 1.00m (3'4")
WC	1.80m (5'11") x 1.10m (3'7")

Gross internal floor area (m²): 138m²

EPC Rating: D

Extras (Included in the sale): The light fittings in the lounge and upstairs front bedroom will be removed. All other carpets, blinds and light fittings where applicable are included in the sale. Some items of furniture may be available by separate negotiation. Residents can apply for up to 2 on-street parking permits via Aberdeen City Council






McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer