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67 University Road

ABERDEEN, AB24 3DR



Aberdeen

The central part of the old town is a conservation area rich in historical buildings, some dating to the Middle Ages, and many period buildings of the 17th-early 19th centuries built in the locally ubiquitous grey granite. There are also several university buildings from the late 20th century. Old Aberdeen is effectively the main campus of the University of Aberdeen. There are also residential and commercial properties, but many of these are owned by the university or owned by the staff and students of the university.

Additionally the area includes a small police station, a bank, a pub, several eateries and a bakery. Seaton Park, and its hidden walled garden and numerous riverside walks are all within minutes of the property and all offer exceptional views and the promise of a variety of birds and wildlife, including heron, seals and deer.

Situated just off a main arterial route with fantastic regular local transport links you are minutes from the heart of Aberdeen city centre, providing all the amenities one would expect with modern-

day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants and eateries galore, with fantastic theatres and cinemas to enjoy. Aberdeen is renowned for its superb educational and recreational facilities, there is a fantastic amount of indoor and outdoor activities on your doorstep and all within easy reach of the property.

Superb local public transport facilities with the city offering further excellent bus and rail services, with national and international flights being provided from Dyce Airport.



Marischal College Exterior, Aberdeen University Kings College, Rig Support Vessels Harbour and St Machar's Cathedral Church of Scotland



67 University Road

A fantastic opportunity to own a 19th Century property situated in the historic part of Old Aberdeen. 67 University Road is a substantial two bedroom property that has recently been renovated and refurbished to provide a bright and spacious self-contained property. Providing extensive well-proportioned accommodation, with the potential to extend into the attic, and retaining a wealth of period features but allows for modern day living. Original fireplaces are in all three principal rooms, original coving, high skirting boards pitch pine panel doors to name but a few. Decorated in a fresh sharp neutral tone this really is a must view property in a truly walk in condition.

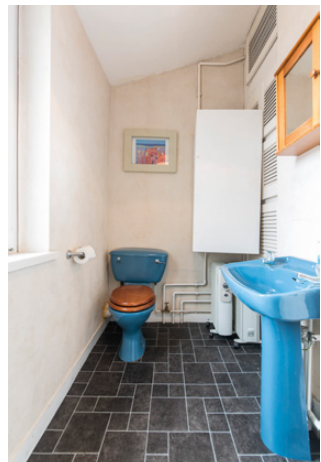
Enter the front of the property to a welcoming Victorian hallway and original stairway leading to the accommodation. The spacious lounge has an original fire surround with large bay window. The dining kitchen is attractively fitted with an excellent range of base and wall units and built-in appliances with space for a large dining table and chairs. Past the kitchen, a utility room leads into the guest cloakroom.

There are two double bedrooms, both having their original fitted fireplaces and an abundance of room for free standing furniture. The attic is accessed via a Ramsey ladder with power and light and is partially converted which could provide further

accommodation once all relevant planning permission has been approved. A rear stairway leads to the shared garden and outbuildings.

To the front of the property, an un-gated pathway leads to the front door to the rear a gated, walled south facing garden laid mostly to lawn, with some shrubs, seasonal flowers and mature trees. A patio area and secluded dining area ideal for outside entertaining. A large wall surrounds this garden making it a safe environment for pets and children alike. In addition, there is a shared stone built outbuilding and also an owner's individual coal shed, perfect for additional storage. On-street permit parking is available.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.80m (9'2")
Utility	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	2.90m (9'6") x 2.51m (8'3")
Floored Loft	6.50m (21'4") x 3.20m (10'6")
Shower Room	2.40m (7'10") x 1.56m (5'1")
WC	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 76m²

EPC Rating: E

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades.

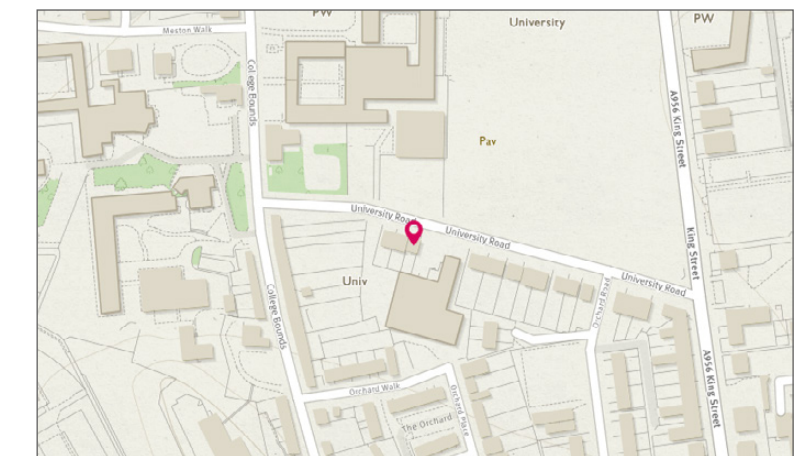


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Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
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 Designer