FLAT 5, 92 QUEENS ROAD ABERDEEN Galbraith

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# FLAT 5, 92 QUEENS ROAD, ABERDEEN

# Stylish apartment in the west end of the city with private parking and communal garden grounds

Aberdeen City 2 miles Cults 3 miles Aberdeen Airport 6 miles

- 1 reception rooms. 2/3 bedrooms
- Beautiful Victorian building
- Period features throughout
- Private parking and communal gardens
- Versatile accommodation
- Close to a wealth of amenities







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#### SITUATION

The property enjoys a prime location set within the heart of the West End, with all parts of the city being readily accessible via good road links. There is an excellent range of local facilities including a regular public transport service on Queens Road itself. The property enjoys easy access to the main arterial routes to all northeast business centers, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

### DESCRIPTION

Flat 5, 92 Queens Road is located in one of the city's foremost streets. Dating back to the Victorian period this former granite mansion home with its distinctive frontage was designed by the architect George Coutts, who by 1906 had a formidable reputation for building in and around the west end of the city. 'Hamewith' as it was originally named, is today a Category C listed building and thoughtfully converted in the early 1980s to five apartments of which flat 5 generously spans the whole of the top floor. With stunning views across the city via large picture windows, the apartment provides spacious and versatile living accommodation, with ample traditional features, including high ceilings, deep skirtings, ceiling beams and panelled doors.

The mature communal garden offers an oasis of comfort for the residents and sets the scene for what is a striking exterior. The communal staircase has a beautiful stained glass window as a dominant feature and is original to the property. Upon entering the lower hall of the apartment, a wide tread staircase leads up to the top floor landing. The spacious lounge is set on open plan with the dining room and provides a spacious living space with a striking mahogany fireplace providing a main focal point. A large dormer window area provides far reaching views and ample natural light can flood in. The dining kitchen includes a good range of storage units and a variety of appliances. The generously proportioned master bedroom has elegant decor with twin wardrobes and a large dormer window area. Double bedroom two is a well-proportioned room with tasteful décor and carpeting. There is a most versatile study room, which has been utilised as a single bedroom if required. Completing the accommodation is the contemporary bathroom which has been fitted with a three piece suite with overhead shower.

## ACCOMMODATION

First floor - Entrance vestibule.

Second floor - Hallway, lounge, kitchen, two bedrooms, study and bathroom with WC.

#### **GARDEN GROUNDS**

The property benefits from well-maintained garden grounds to both the front with a sweeping lawn with a gated street entrance. To the rear of the building, there is a large car park with two exclusive parking spaces. An expansive area of lawn has been immaculately presented and bordered with hedging. A timber shed is exclusive to the property and it is worthy of note that the residents split all maintenance costs for the upkeep of the building and surrounding grounds.





# SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Flat 5, 92	Mains	Mains	Mains	Freehold	Gas	Band E	D
Queens Road							

# DIRECTIONS

From the west end of Union Street continue onto Alford Place and onto Albyn Place; at the Queen's Cross roundabout take the second exit onto Queen's Road and continue straight ahead at the next roundabout. And Hamewith is some distance along on the right hand side. Rear lane access to the car park is off Bayview Road with an entrance to the private lane on the left hand side.

# **POST CODE**

AB15 4YQ

# WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pines.input.almost

# VIEWINGS

Strictly by appointment with the Selling Agents.



#### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

# **IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2023









