

**FOR SALE**



**Edgehill Terrace, Aberdeen**

**3 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £410,000**

**MARTIN&CO**

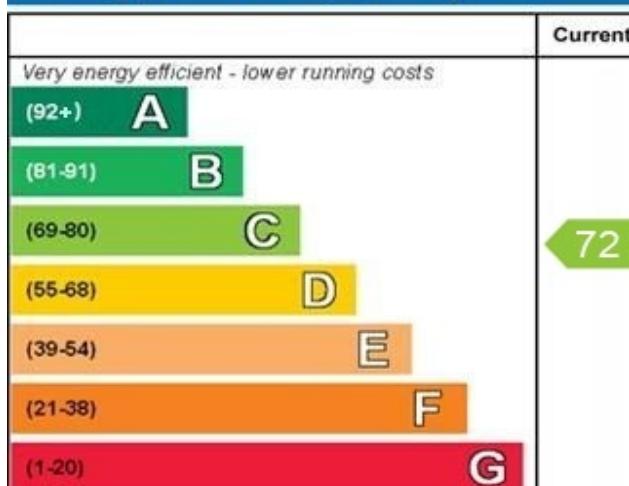


- Ideal Family Home
- Property has to be viewed
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Local amenities nearby
- Garden

An impressive three/four bedroom detached dwellinghouse set on a charming, tree-lined street, offering spacious and versatile accommodation within the highly desirable West End of the city.

We are delighted to bring to the market this superb detached family home, situated within an established and sought-after West End location. The property has been exceptionally well maintained, thoughtfully upgraded and extended, and provides generous, flexible accommodation arranged over two floors, ideal for modern family living.

### Energy Efficiency Rating



Edgehill Terrace is located within the popular and highly regarded West End of Aberdeen, conveniently positioned close to a wide range of local amenities including independent and artisan shops. Excellent public transport links are available nearby, with the City Centre easily accessible. The area is well served by reputable schooling, including Mile End Primary School, Aberdeen Grammar School, and private schools located within the city centre.



## GROUND FLOOR

**ENTRANCE VESTIBULE** Entered via an attractive hardwood exterior door with opaque glazed panels to the side and above, allowing natural light to flow into the space while maintaining privacy.

**HALLWAY** A spacious and welcoming hallway providing access to all ground floor accommodation. The area is enhanced by an attractive staircase featuring an oak and glass balustrade, creating a contemporary focal point and leading to the upper floor.

**LOUNGE** 5.55m x 5.10m (18'02" x 16'09") approx. A fantastic-sized and highly versatile room featuring a large front-facing bay window which floods the space with natural light. Currently utilised as a comfortable lounge, this room could easily serve as a fourth bedroom.

**DINING ROOM AREA** 4.35m x 3.51m (14'03" x 11'06") approx. An attractive and well-proportioned room, ideally suited for formal dining and entertaining. The space benefits from a front-facing window allowing for ample natural light, and is finished with oak flooring, neutral décor and an eye-catching feature wall, creating a stylish and inviting setting.



## DINING KITCHEN 3.86m x 3.80m (12'08" x 12'06") approx.

A well-appointed and contemporary dining kitchen, fitted with an extensive range of wall and base units featuring cream high-gloss doors complemented by contrasting slate worktops. A central island provides additional storage and informal breakfast bar seating.

## SITTING ROOM 5.74m x 5.09m (18'10" x 16'08") approx.

A particularly spacious and light-filled sitting room, featuring large rear-facing sliding patio doors that provide direct access to the garden and allow natural light to flood the space.

**UTILITY ROOM** 2.85m x 2.65m (9'04" x 8'08") approx. A practical and well-proportioned utility room fitted with additional wall and base units, providing excellent storage. The space accommodates both a washing machine and tumble dryer and benefits from two built-in cupboards.

**WC** 1.62m x 1.24m (5'04" x 4'01") approx. Convenient and thoughtfully designed, fitted with a modern two-piece suite comprising a WC and a wash hand basin set within a vanity unit



## FIRST FLOOR

**LANDING** A bright and spacious landing providing access to all upper floor accommodation. A side-facing Velux window floods the space with natural light, while the generous proportions allow for free-standing furniture, making it an ideal area for a home office or study nook.

**MASTER BEDROOM** 4.52m x 3.97m (14'01" x 13'00") approx.

An impressive and generously proportioned master bedroom, featuring a large rear-facing window that fills the room with natural light. The space offers excellent room for free-standing furniture and is finished with carpeted flooring, neutral décor, and attractive sloping ceilings, creating a bright and inviting retreat.

**ENSUITE** 2.95m x 2.57m (9'08" x 8'05") approx.

A stylish and well-appointed en suite bathroom, fitted with a four-piece suite comprising a WC, wash hand basin set within a vanity unit, double shower cubicle with glass doors, and a bath. The room is fully tiled around the basin and bath areas, with aqua panelling surrounding the shower, and features a tiled floor, front-facing opaque window, and chrome ladder-style radiator, combining functionality with contemporary style.

**WALK-IN WARDROBE** 2.95m x 1.81m (9'08" x 5'11") approx.

A well-proportioned walk-in wardrobe, thoughtfully fitted with shelving and hanging rails to provide excellent storage. The space also features loft hatch access, offering additional practicality and convenience.

**DOUBLE BEDROOM** 2 4.59m x 3.15m (15'01" x 10'04") approx.

A generously sized double bedroom featuring a front-facing window that fills the room with natural light. The room benefits from a built-in wardrobe with hanging rails and shelving, ample space for free-standing furniture, carpeted flooring, sloping ceilings, and a soft pale pastel décor, creating a bright and inviting bedroom.

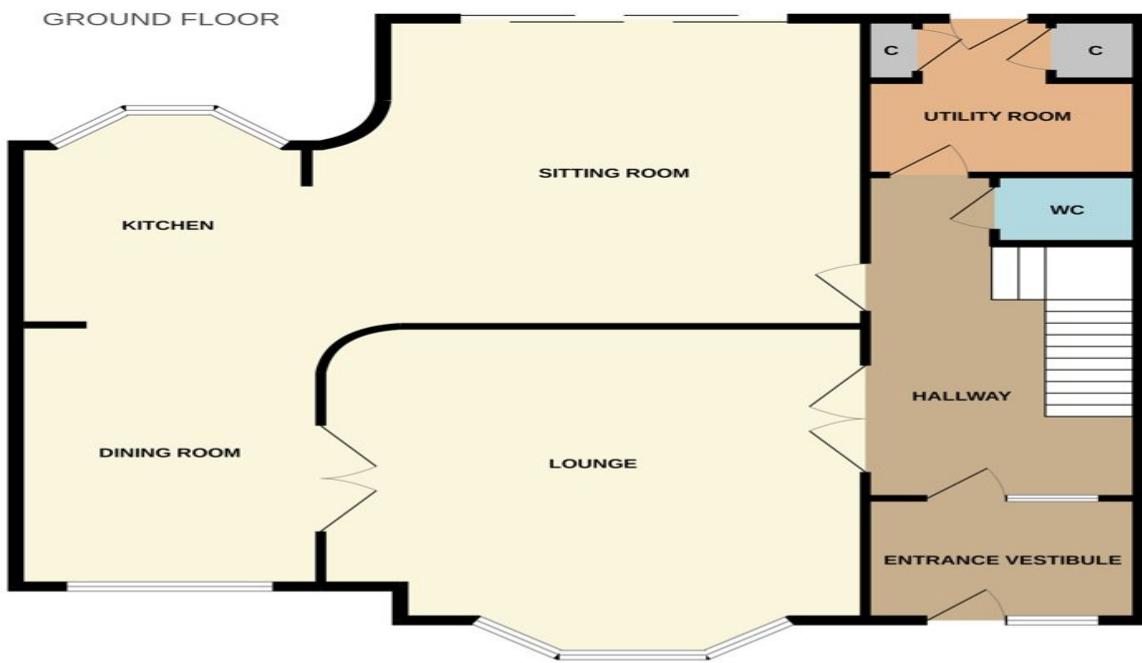
**DOUBLE BEDROOM** 3 3.98m x 3.75m (13'01" x 12'03") approx. A further spacious double bedroom, featuring a rear-facing window that fills the room with natural light. The room is fitted with a built-in wardrobe with hanging rail and shelving, carpeted flooring, and attractive sloping ceilings, providing a comfortable and versatile living space.

**SHOWER ROOM** 2.47m x 2.27m (8'01" x 7'05") approx.

A modern and well-appointed shower room, fitted with a three-piece suite comprising a WC with concealed cistern, wash hand basin set within a vanity unit, and a large shower cubicle. The room features black tiled flooring, tiling around the basin, and aqua panelling within the shower enclosure, complemented by neutral walls and a crisp white suite. A rear-facing opaque window completes this stylish and practical space.

**GARDEN** Fully enclosed, south-facing garden laid mainly to lawn. Raised paved patio area ideal for outdoor dining and entertaining. Outside lighting. Garden shed.





## Aberdeen

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