



A hidden delight in the sought after west end

Gavelcruive, 177B Queens Road, Aberdeen, AB15 8BS

Freehold



A hidden delight situated in the sought after west end of Aberdeen city with a range of amenities available locally.

Ground floor: entrance vestibule • reception hall • dining kitchen • dining area • utility room with WC • cloakroom • sitting room • bedroom four/office

First floor: principal bedroom • bedroom two • bedroom three • office • study/landing • family bathroom

EPC Band D

SUMMARY

Built in 1983, Gavelcruive was meticulously planned and designed by the current owners. Constructed in the grounds formerly belonging to the lower apartment at 177 Queens Road, 177B is a unique and versatile property, for which the owners were recognised with a Civic Society Award and a Civic Trust commendation in 1984. Providing well designed and bright living accommodation, this property will no doubt appeal to families, professional couples and those looking to downsize within the city centre while staying close to the wide range of amenities the city has to offer.

ACCOMMODATION

Within the pine lined entrance vestibule, a glazed door leads into the reception hall, which is open to the dining room area and the staircase leading to the upper living accommodation. Fitted with beech effect wood flooring which continues into the hall, the dining room is equally suited to both family meals and formal entertaining. Of neutral decor, deep silled windows overlook the property entrance.

Overlooking the property frontage, the dining kitchen is fitted with an extensive range of white base and wall units, while laminate roll top work surfaces provide plenty of space for food preparation. Beneath the deep silled window, there is a 2.5 stainless steel sink with drainer. Elsewhere in the kitchen there is a range of appliances including a dishwasher, electric oven with grill and four ring hob and a freestanding fridge and freezer.

The storage facilities available within the kitchen are extended within the utility room, which includes fitted storage units and is also plumbed for a washing machine. Within the utility room a door leads into the well appointed WC cloakroom, which features a white two piece suite, with red splashback tiling above the wash hand basin.

From the hall, a doorway leads into the spacious sitting room, which enjoys peaceful views over the garden via a bank of south facing windows. Of neutral decor and carpeting, there is a pine clad wall, while a wood or coal burning open fireplace is



situated within a brick fascia which also incorporates display alcoves and glass shelving.

A large swinging panel door provides access from the sitting room to the office/ bedroom four. a further generously proportioned and versatile living space, this room is of neutral decor and carpeting, while windows and a glazed door provide plentiful natural light and ease of access to the rear garden.

Returning to the hall, there is good fitted storage available, one of which houses the central heating boiler. The open staircase leads first to the mezzanine landing with further deep fitted cupboard, before ascending to the first floor landing, which is currently utilised as a super study area with generous dimensions. Fitted with beech flooring, the study area receives excellent natural light from a Velux skylight above the staircase. On the landing there is a shelved walk in cupboard with lighting and access to the attic via a ceiling hatch with retractable ladder. Floored throughout, the attic provides excellent storage space, and could perhaps be suitable for further renovation subject to obtaining the necessary permissions.

The principal bedroom is a light and bright room, with a delightful large circular window allowing for views over the rear garden. a well proportioned room, there are full width fitted wardrobes with mirrored bifold panel doors, and a vanity unit incorporating a wash hand basin with mirror above. In addition to a range of

shelving around the bed area, a glazed door leads out to a charming timber decked balcony area.

Bedrooms two and three both enjoy views over the property frontage, and also boast the advantage of having full length cupboards which provide excellent storage facilities. The office is of neutral decoration and fitted with an L-shaped desk and a range of shelving, while a Velux window provides good natural light.

Completing the living accommodation is the family bathroom, which includes a three piece coloured suite with shower attachment over the bath.

Enjoying a private position along Queens Road, elevated boundary walls mark the entrance driveway, which is also lined by mature trees and shrubs to provide natural screenage. Underneath a canopied entrance exterior lies the main entrance door. The rear garden is mostly laid to grass with a variety of flower beds, mature trees and impressive rhododendrons. The timber shed is to remain.

SITUATION

Gavelcruive lies within the sought after west end area of Aberdeen. a great number of amenities are available locally, with regular public transport to many parts of the city. Anderson Drive provides excellent commuting to the north and south of the city, and there is also easy access westwards to Deeside. Close by are the highly respected private schools of Albyn, St Margaret's, Robert Gordon's College and



the International School at Pitfodels. Also nearby are Hazlehead Primary and Secondary School, Ashley Road Primary School and Aberdeen Grammar School. Hazlehead Park is a large green space with frequent activities and events and includes an 18 hole golf course and popular café. Within a short walk is Johnston Gardens which is a small public garden which has won the Britain in Bloom competition many times thanks to its beautifully designed beds and borders displaying a wonderful variety of flowers, shrubs and herbaceous plants. Just as close by is The Gordon Highlanders Museum, the only Visit Scotland 5 star attraction in Aberdeen, which tells the extraordinary 200 year story of 'the Finest Regiment in the World'. The property is also particularly convenient for the Hill of Rubislaw office complex.

DIRECTIONS

From the centre of Aberdeen, proceed along Queens Road, continuing ahead at the roundabout with Anderson Drive. Continue through the next two sets of traffic lights, passing the local shop on the left hand side. Gavelcruive lies a short distance ahead on the left hand side, framed by high boundary walls.

Aberdeen Royal Infirmary
1.9 miles
Aberdeen International Airport
6.3 miles
Prime Four Business Park
3.4 miles
Hill of Rubislaw Business Park
0.3 miles
*Please note that all distances are approximate

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

Ledingham Chalmers,
Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA

Local Authority & tax band

Aberdeen City Council Tax Band G

Services

Mains electricity, gas, water and drainage.

Miscellaneous

The property is fitted with double glazed window units. The neighbouring property has a right of access over part of the east elevation.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale, plus the dining room suite and washer/dryer in the utility room. The curtains in the dining room, office/bedroom four and principal bedroom are to be excluded. The light fittings in the dining room and sitting room are excluded.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally



constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

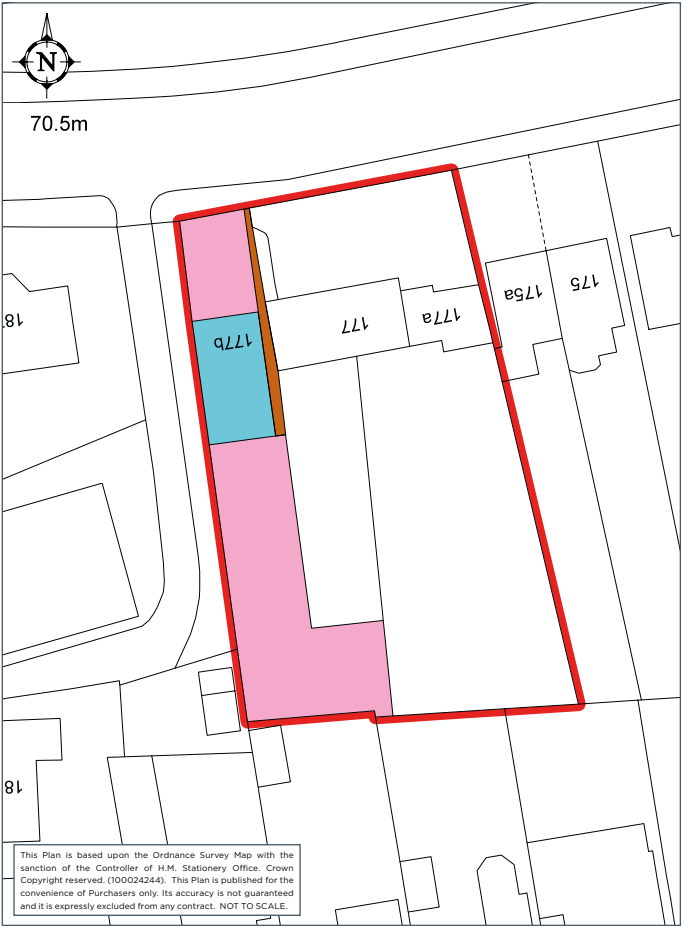
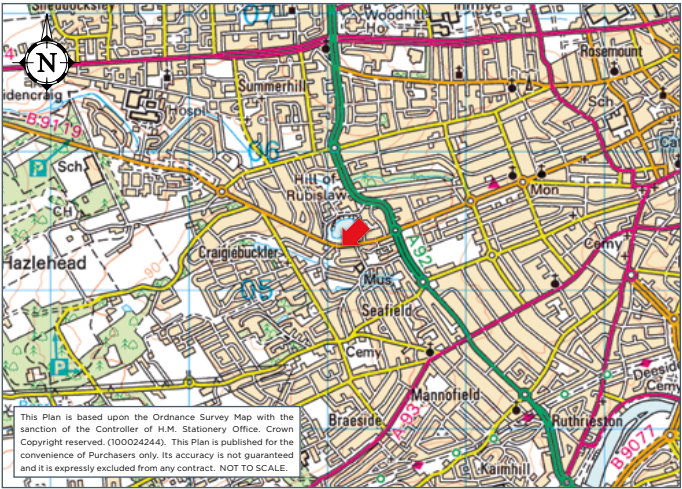
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Viewing

Strictly by appointment with Savills.



177B Queens Road
Gross internal area (approx) 199.92 sq.m (2152 sq.ft)
(Including Eaves Stores)

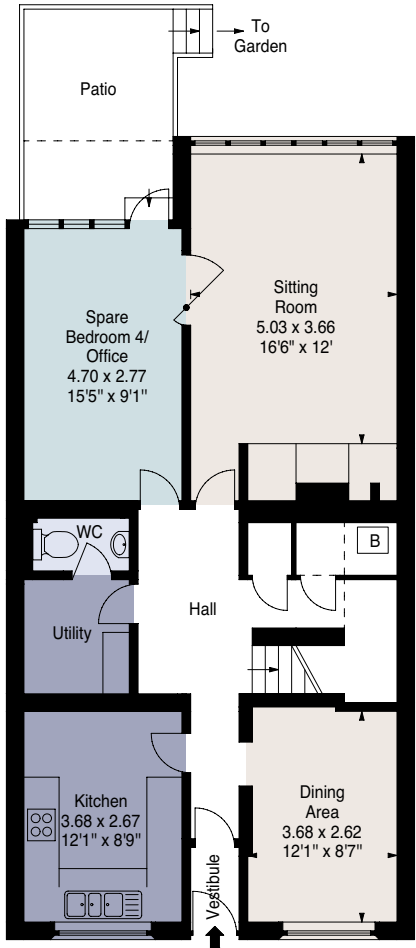


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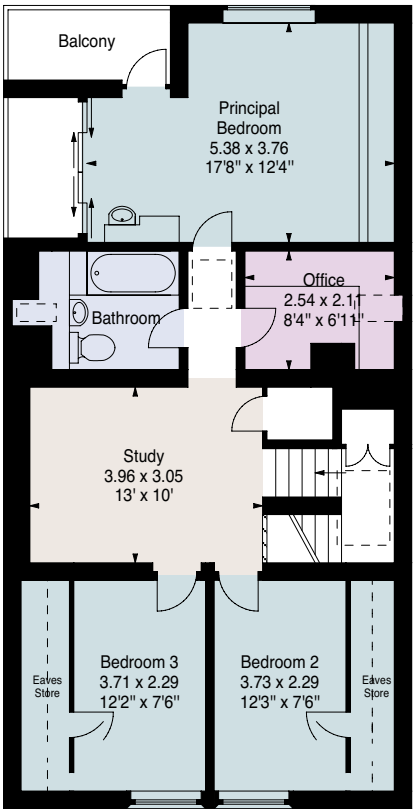
savills.co.uk

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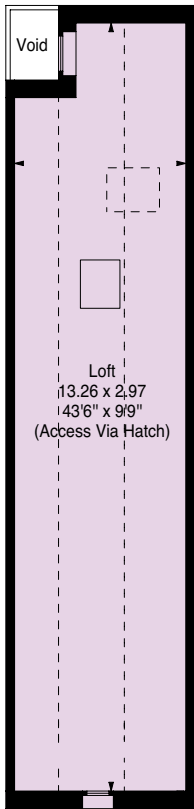
Laura Totten
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Ground Floor



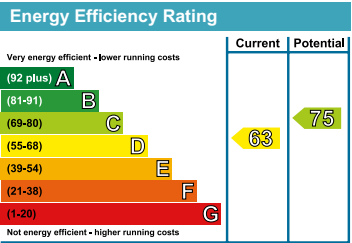
First Floor



Loft



For identification only. Not to scale. © 19/11/19 LT



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