



Charming three bedroom end terraced home

32 Thorngrove Avenue, Aberdeen, AB15 7XR

Charming three bedroom end terraced granite built home, located within a popular residential area with excellent transport links to the city and beyond.

Ground floor: reception hall • dining room • sitting room
kitchen • utility room

Mezzanine floor: family bathroom

First floor: double bedrooms one and two • bedroom three

EPC rating: D

Distances: Aberdeen Royal Infirmary 2.1 miles, Aberdeen International Airport 6.5 miles, Prime Four Business Park 4 miles, Hill of Rubislaw Business Park 0.9 miles

Summary

Situated within an attractive tree lined street in the popular west end of Aberdeen city, 32 Thorngrove Avenue is a charming granite built end terraced property. Providing well proportioned living accommodation across three floors, the property offers the purchaser the opportunity to put their own decorative stamp on their new home. Boasting an extensive rear garden which is suitable for the whole family to enjoy, there is also off street parking to the front of the property.

Accommodation

The panelled entrance door leads into the light and airy reception hall. A carpeted staircase leads to the living accommodation on the mezzanine and first floors, while an understair cupboard includes a range of shelving. In close proximity to the entrance door is a shelved cupboard unit, with the lower section housing the electricity consumer unit.

Overlooking the property frontage via a large deep silled

window, the delightful dining room is of neutral decor with wood flooring, while decorative plasterwork adorns the upper walls along with wooden picture railings. An ideal room for formal dining and entertainment, to either side of the former fireplace are alcoves with wall lighting, while the wooden mantel remains in situ.

The fully carpeted sitting room enjoys views over the rear garden via sliding glazed doors which also allow for natural light. A generously proportioned room of traditional decor, there is a gas fire with mahogany mantel and polished granite inset and hearth. To either side of the fireplace there are half shelved arched alcoves.

The kitchen features a good range of base and wall units, while laminate work surfaces bordered by splash back tiling incorporate a 1.5 stainless steel sink with drainer. Within the kitchen there is a freestanding oven/grill with four ring electric hob and extractor fan above. A deep silled tiled window and open doorway lead into the utility room which overlooks



the rear garden via deep silled windows and a glazed door. Fitted with base units, a work surface incorporates a stainless steel sink with drainer.

Ascending the carpeted staircase, a deep silled window overlooks the side of the property and provides good display space and natural light. From the mezzanine landing there is access to the family bathroom, which includes a coloured three piece suite with mains shower over the bath.

On the first floor, double bedroom one enjoys elevated views over the rear garden via a deep silled double window. Fully carpeted, bedroom one is fitted with a range of wall to wall wardrobes which provide both shelf and hanging space, while also housing the hot water cylinder. A ceiling hatch allows access to the attic above.

Double bedroom two is fully carpeted and of neutral decor, while a deep silled window overlooking the property frontage allows for natural light. Bedroom three would perhaps also be suitable as

a nursery or home office. Of neutral decor and carpeting, a deep silled window provides views over Thorngrove Avenue, while there is also access to a useful cupboard with deep fitted shelving.

Outside, the property frontage is mostly laid with loc bloc paving which provides off street parking space. Lined with decorative borders, a gravelled pathway leads down the side of the property where the rear garden is accessible via a gated entrance. Bordered by fencing, the generously proportioned rear garden provides versatile outdoor space the whole family can enjoy. Laid to lawn with mature borders and hedging, a paved pathway leads to the bottom of the garden where a timber storage shed is located. A paved patio area lies in close proximity to the rear of the property, and is the perfect location for "al fresco" dining.

Situation

32 Thorngrove Avenue lies within the sought after West End area of Aberdeen. A great number of amenities are

available locally, most notably at Seafield and Mannofield, while there is regular public transport to many parts of the city. Proximity to Anderson Drive allows excellent commuting to the north and south of the city, and there is also easy access westwards to Deeside and a range of countryside pursuits. 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 Airyhall and Ashley Road Primary Schools, with secondary schooling at Hazelhead Academy and Aberdeen Grammar School. 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, follow Queens Road to the roundabout with Anderson Drive, taking the first left. At the next roundabout, take the third exit, and shortly thereafter take the first road on the left into Thorngrove avenue. Continue down this road, and number 32 is located a short distance ahead on the left hand side.

General remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

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

Local Authority & tax band

Aberdeen City Council Tax Band E

Services

Gas heating, mains water, drainage and electricity

Miscellaneous

Combination of double, single and secondary glazed window units.
Security entry system.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale, along with all carpets, curtains, the washing machine and tumble drier, fridge/freezer, electric cooker and wardrobe in bedroom two.

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.



32 THORNGROVE AVENUE, ABERDEEN

Gross internal area (approx) 102.38 sq.m / 1102 sq.ft

Total 102.38 sq.m / 1102 sq.ft



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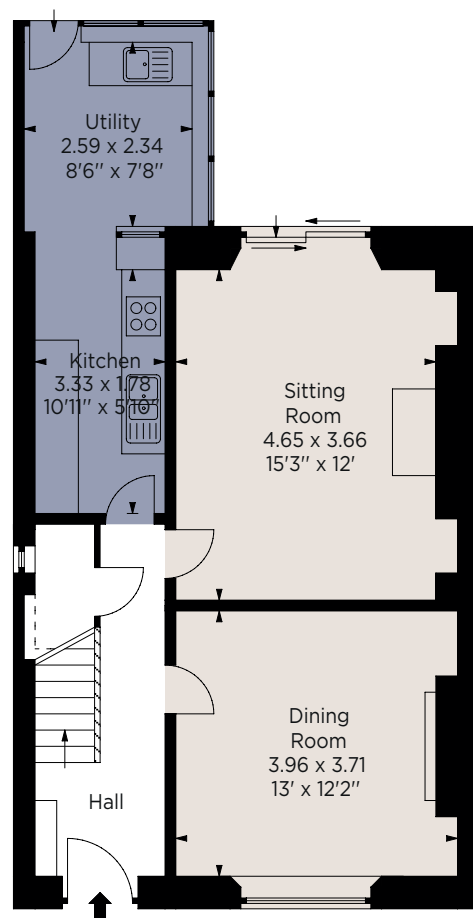
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Laura Totten

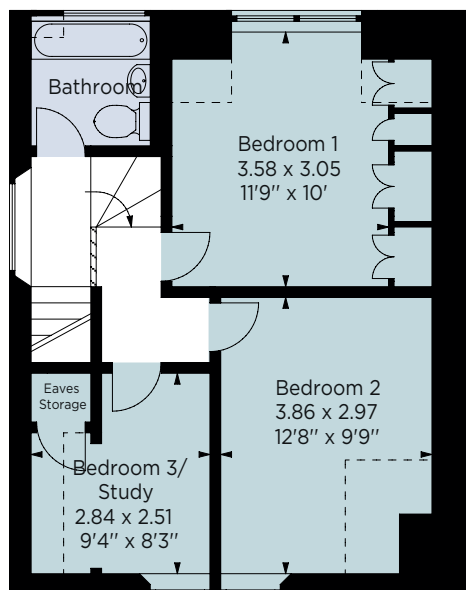
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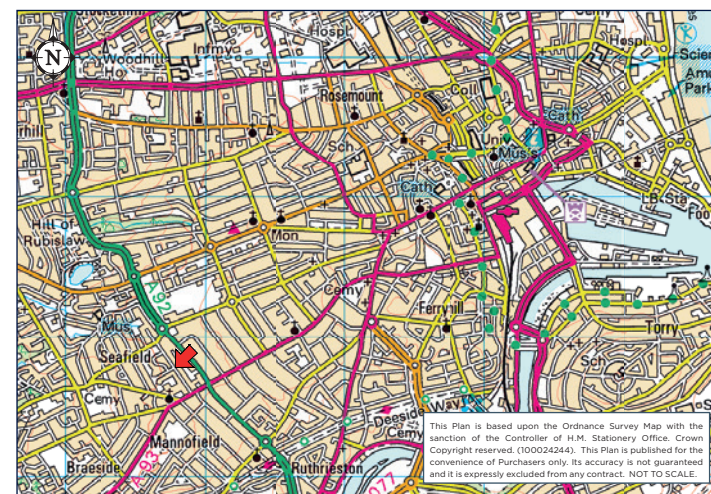
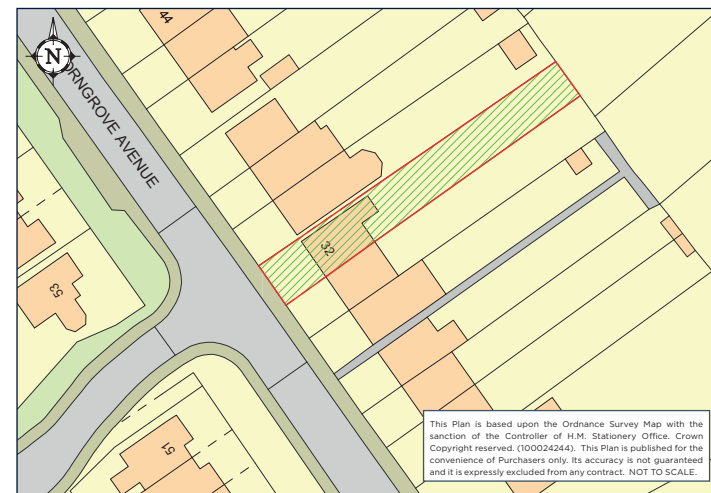
laura.totten@savills.com



Ground Floor



First Floor



For identification only. Not to scale. ©

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