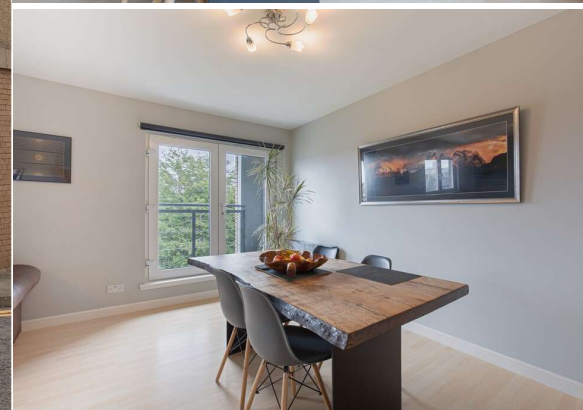


FOR SALE



Bothwell Road, Aberdeen
Offers Over £194,000


MARTIN&CO



- Ideal Family Home
- Property has to be viewed
- Allocated Parking Space
- Excellent transport links
- Close to City Centre
- Local Amenities nearby
- Close to the Beach

Beautiful Bothwell Road, this generously proportioned maisonette provides excellent flexibility for modern family living. Arranged over two floors, the property offers a sense of separation between living and sleeping accommodation, making it particularly appealing to families, professionals and those seeking additional space for working from home or entertaining.

Bothwell Road is conveniently positioned for access to a wide range of everyday amenities. The surrounding area provides local shops and convenience stores, while the nearby Queens Links area offers a variety of leisure, dining and recreational facilities. For outdoor recreation, Seaton Park is within the wider local area, offering attractive green space and riverside walks, while the nearby beach and promenade provide opportunities for coastal walks and leisure activities.

Aberdeen city centre is also readily accessible, providing an extensive selection of shopping, restaurants, cafés, entertainment and professional services, with major retail destinations including Bon Accord, Trinity Centre and Union Square.



LOUNGE/DINER A bright and inviting lounge and dining area, offering a comfortable and well-presented space for both relaxing and entertaining. The room benefits from generous natural light, complemented by neutral décor and an attractive feature wall, creating a warm and contemporary feel. The spacious layout provides ample room for comfortable seating and a dedicated dining area, making this an ideal space for both everyday family living and hosting guests. Large windows enhance the sense of light and space, while providing access to a private balcony, offering an additional outdoor area to relax and enjoy. A stylish tiled feature area adds further character to the room. Overall, this is a welcoming and versatile reception space, offering a well-balanced combination of comfortable living and dining areas, with the added benefit of a balcony, perfect for modern family life and entertaining.

KITCHEN A bright and well-appointed kitchen offering a practical and functional space for everyday cooking and dining. The room features a good range of fitted wall and base units, providing ample storage alongside generous worktop space.

The kitchen benefits from a neutral tiled splashback, complementary flooring and a large window which allows plenty of natural light to fill the room. There is space for a range of freestanding appliances, including a cooker and washing machine, with additional space for refrigeration.

CLOAKROOM WC A well-presented and conveniently positioned ground floor cloakroom, fitted with a white WC and wash hand basin with mixer tap. The room is finished in a clean and neutral style, with a wall-mounted mirror and useful storage. A practical additional facility, ideal for everyday family living and entertaining guests.

BEDROOM A bright and generously proportioned bedroom, currently utilised as a home gym. The room benefits from excellent natural light through a large window, creating a pleasant and versatile space. With neutral décor, quality flooring and ample room for furnishings and exercise equipment, this excellent room could readily be returned to its intended use as a comfortable bedroom, home office or additional reception space, subject to the purchaser's requirements.



UPPER FLOOR

PRIMARY BEDROOM A bright and well-presented double bedroom, offering a calm and comfortable space with a contemporary finish. The room benefits from a large window, allowing plenty of natural light while providing an attractive outlook. The bedroom is tastefully decorated with a feature blue wall, complemented by neutral flooring and furnishings, creating a stylish yet relaxing atmosphere. There is ample space for a double bed and additional furniture, including a generous chest of drawers and bedside storage. The room also benefits from a spacious walk-in wardrobe, providing excellent storage and adding to the practicality and appeal of the accommodation. A stylish and inviting bedroom that would suit a range of purchasers, with excellent potential for use as a principal bedroom or guest accommodation.

ENSUITE BATHROOM A well-presented and practical en-suite bathroom, fitted with a modern white three-piece suite comprising a bath with shower over, WC and wash hand basin. The room is finished with attractive tiled surrounds and benefits from a frosted window providing natural light and privacy. A bright, clean and functional space, ideal for everyday convenience.

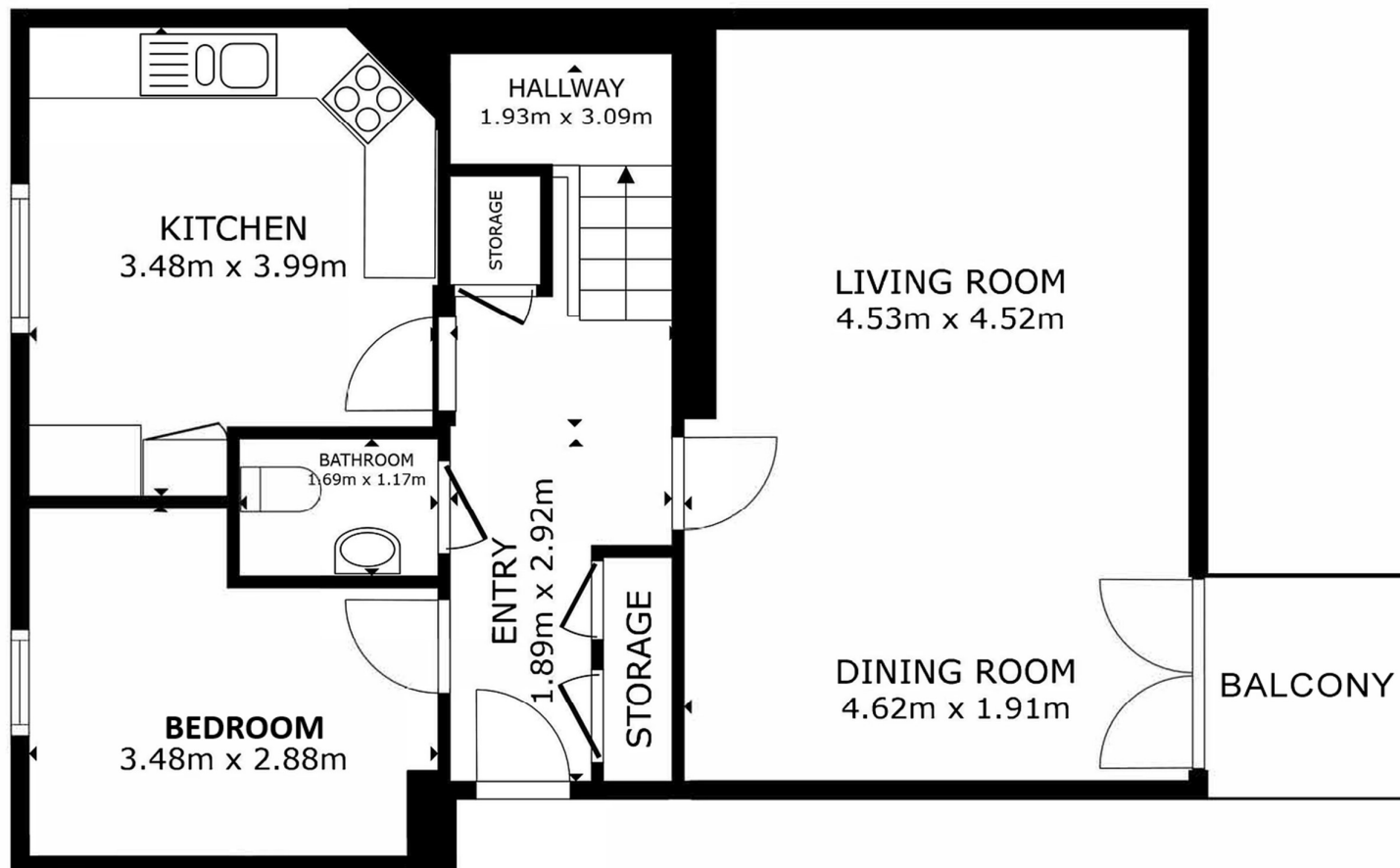
BEDROOM A bright and inviting double bedroom, tastefully presented with a warm and characterful feel. The room benefits from a large window, providing an abundance of natural light and creating a pleasant, airy atmosphere. The space is well proportioned, comfortably accommodating a double bed alongside additional furniture, while the neutral décor provides a versatile backdrop for a range of furnishings and personal styles. A feature wooden bed frame and colourful bedding add warmth and personality to the room. A well-maintained and comfortable bedroom, ideal for use as a principal bedroom, guest room or additional family accommodation.

ENSUITE SHOWER ROOM A bright and contemporary en-suite shower room, finished with clean white tiling and a modern glazed shower enclosure. The room features a sleek pedestal wash hand basin with contemporary fittings, complemented by a wall-mounted mirror and practical integrated storage. A stylish, low-maintenance space that provides a fresh and functional addition to the property.

BEDROOM A bright and inviting room offering excellent versatility to suit a variety of needs. The space benefits from a generous window providing plenty of natural light, while the warm décor creates a comfortable and welcoming atmosphere. Currently arranged as a cosy sitting area, the room could equally lend itself to a guest bedroom, home office, study or occasional bedroom, depending on the requirements of the new owner. A practical and adaptable additional room that provides valuable flexibility within the home.



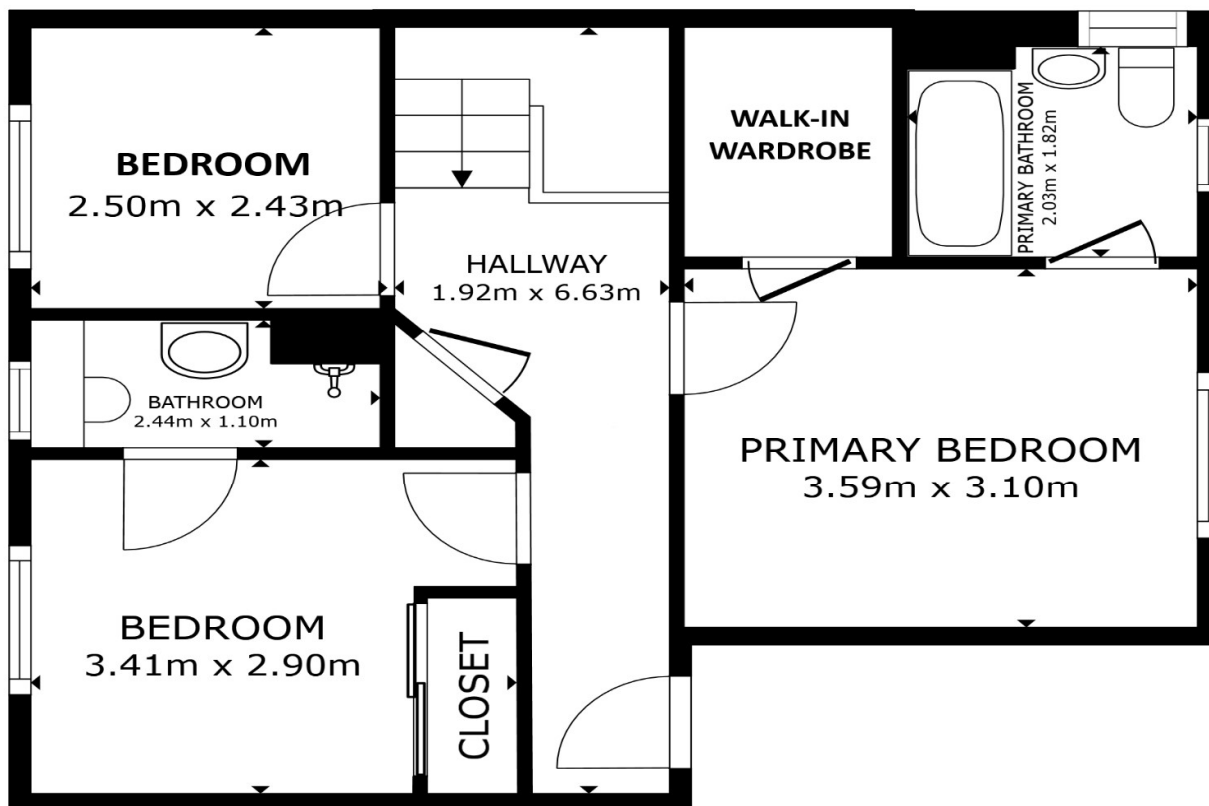
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 64.9 m² FLOOR 2 48.4 m²
TOTAL : 113.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 64.9 m² FLOOR 2 48.4 m²
TOTAL : 113.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Aberdeen

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

