

FOR SALE



Irvine Place, Aberdeen 4 Bedrooms, 1 Bathroom, 1 Shower Room

Self Contained Upper Apartment

£220,000 Offers Over


MARTIN & CO



- Ideal Family Home
- Property has to be viewed
- Close to City Centre
- Excellent transport links
- Garden

Inviting Irvine Place situated within Aberdeen's highly desirable West End, Aberdeen, presents an excellent opportunity to acquire a spacious and characterful self-contained double upper apartment forming part of a traditional granite building. This impressive home enjoys a superb blend of period charm and modern convenience, with generously proportioned accommodation ideally suited to professionals, families, or buy-to-let investors.

The property retains many attractive traditional features including working fireplaces, ornate ceiling cornicing, and high ceilings, while benefiting from modern upgrades such as gas central heating, double glazing in most rooms, and recently improved fixtures and fittings throughout. Externally, the property enjoys both exclusive and shared garden grounds together with a private parking space accessed from the rear lane.

Irvine Place is ideally positioned within easy reach of Aberdeen city centre and is particularly convenient for a wide range of local amenities. Nearby Holburn Street and Great Western Road offer an excellent selection of shops, supermarkets, cafés, restaurants, and everyday services, while the fashionable West End provides an array of independent boutiques and leisure facilities. Excellent public transport links are readily available, offering convenient access across the city and beyond, with Aberdeen Railway Station located approximately one mile away. The area is also well served by reputable primary and secondary schools, making it an appealing location for families. In addition, residents can enjoy easy access to a variety of recreational amenities including parks, riverside walks, and sports facilities.



The location is also particularly convenient for access to the main business districts, Aberdeen Royal Infirmary, and both Robert Gordon University and the University of Aberdeen. Early viewing is highly recommended to fully appreciate the spacious accommodation, character features, and sought-after location this impressive property has to offer.

Closest primary schools include Gilcomstoun School and Skene Square Primary School

Closest Secondary School's are Harlaw Academy and Aberdeen Grammar

FIRST FLOOR

LIVING ROOM Elegant front-facing reception room retaining a wealth of traditional character and charm, offering ample space for a variety of seating arrangements and free-standing furniture. The room is centred around a working fireplace with cast iron inset and tiled hearth, while original pitch pine window panelling and double skirting boards further enhance the period appeal. An ornate ceiling rose and decorative corning complete this beautifully proportioned space.

DINING KITCHEN Spacious and well-appointed dining kitchen offering excellent proportions and ample room for a dining table and chairs, creating an ideal space for both everyday family living and entertaining. A tall rear-facing window provides excellent natural light, enhancing the bright and welcoming atmosphere. The kitchen is fitted with an attractive range of base and wall mounted units with generous work surface areas, while integrated appliances and tiled splashbacks complete this highly functional and sociable space.



FAMILY ROOM A highly versatile room currently utilised as a home office, offering flexibility as a fourth bedroom or additional reception space. The room features a working fireplace with timber mantel, tiled side panels and slate hearth, together with a bright front-facing double glazed window allowing for excellent natural light. Attractive built-in bookshelves with storage cupboards below, along with an arched recessed shelving area and additional cupboard storage, provide ample functionality.

BEDROOM ONE Bright and generously proportioned rear-facing bedroom benefiting from excellent natural light and presented in neutral tones. The room would comfortably accommodate a double bed along with a variety of free-standing furniture, making it a highly versatile space. Features include a built-in storage cupboard for all your storage needs.

SHOWER ROOM Well-appointed shower room finished in a contemporary style and fitted with a modern three-piece white suite. The space is complemented by attractive wooden fittings and practical overhead storage, while the tiled shower enclosure with electric shower and ladder-style heated

radiator enhance both comfort and functionality. Ceramic tiled flooring and tasteful finishes complete this smart and well-maintained interior.

SECOND FLOOR

BEDROOM TWO Bright rear-facing bedroom enhanced by a large Velux window allowing for excellent natural light and creating a bright, airy atmosphere. The room would comfortably accommodate a double bed along with a range of free-standing furniture, while useful eaves storage adds further practicality. Tastefully finished with fitted carpeting and recessed spotlighting, this is a well-proportioned and versatile space.

BEDROOM |THREE The third double bedroom is bright and well-proportioned, with a large front-facing Velux window allowing for excellent natural light. The room would comfortably accommodate a double bed along with a range of free-standing furniture, while built-in wardrobes and additional overhead storage provide excellent practicality. Finished with fitted

carpeting, this is a comfortable and versatile bedroom space.

BATHROOM Attractive and well-presented bathroom finished in a contemporary style and fitted with a modern white three-piece suite incorporating a bath with over-bath mixer shower and glazed screen. Newly installed coordinated wall tiling enhances the overall finish, while a rear-facing Velux window allows for excellent natural light, creating a bright and airy feel. Complemented by laminate flooring and a ladder-style heated radiator, this is a stylish and functional bathroom space.

GARDEN The property further benefits from beautifully maintained rear gardens comprising both a shared residents' area and a private section exclusive to the property. The gardens are predominantly laid to lawn and enhanced by a variety of mature shrubs, plants, and small trees, creating an attractive outdoor setting. A drying green is also present.



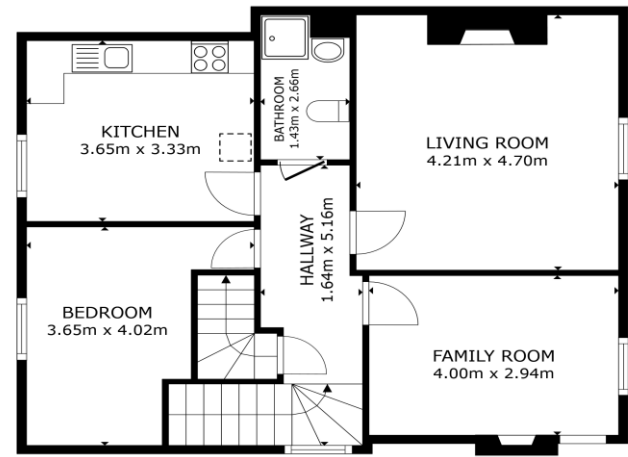
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





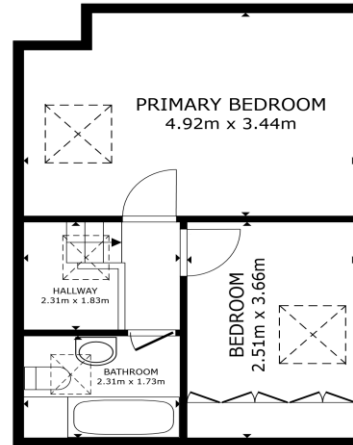
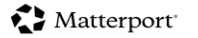
FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 7.3 m² FLOOR 2 72.7 m² FLOOR 3 34.8 m²
 TOTAL : 114.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 7.3 m² FLOOR 2 72.7 m² FLOOR 3 34.8 m²
 TOTAL : 114.9 m²
 USE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 7.3 m² FLOOR 2 72.7 m² FLOOR 3 34.8 m²
 TOTAL : 114.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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