



82 Queen's Road | Aberdeen | AB15 4YE

Grade "B" Listed Executive Property in Prime Residential Location

Offers Around £475,000

Very rarely does a property such as this come to the market, therefore, it is a privilege to be able to offer for sale this stunning three bedroom property, located over two floors, in a prestigious granite Victorian Mansion situated in Aberdeen's sought after west end. The property has retained some fine original features such as ceiling cornicing, deep skirtings and leaded glasswork, yet has combined these with the conveniences of modern family living. **Viewing is essential to appreciate the style and grandeur of this superb property.**

The property is entered through original double doors to the vestibule, with wood panelling to dado height, a glazed door and sidescreens lead to the impressive reception/dining hallway which again has wood panelling to dado height, original dark wood panelling to ceiling and arches, two chandelier light fittings, space for a full size dining table and chairs, archway leading to the staircase and the upper level. The lounge is a particularly impressive room with views across the City from the south-facing bay window, beautiful stained glass window, period open fireplace with wooden mantle, marble inset and hearth, two chandelier light fittings, ornate ceiling cornicework and again ample space for dining if required. A sweeping staircase with original Oak handrail and balustrades leads to the upper floor and has a magnificent stained glass window on the half landing. The upper hallway again features traditional deep skirtings and has a deep walk-in storage cupboard. The luxuriously appointed dining kitchen is fitted with a range of contemporary base and wall units in white high gloss with stainless steel handles and Duropal work surfaces, under unit mood lighting, stainless steel sink and drainer, built-in five burner gas hob with stainless steel splashback behind and cooker hood above, built-in electric oven, washer/dryer, dishwasher, fridge/freezer and microwave, central preparation unit, ample space for informal dining, two windows overlooking the rear, wall mounted television and laminate wood flooring. The master bedroom has windows to the front and side allowing an abundance of natural light to enter this delightful room, ample space for a full range of bedroom furniture, this room has an en suite shower room with w.c. and w.g.b. with tiling and fitted mirror above, shower cubicle with Aqua panelling, heated towel rail, ceramic flooring. Double bedroom two is of excellent proportions and again has dual aspect windows, with ample space again for a full range of furniture. Double bedroom 3 is another good sized bedroom with window to the side. Completing the accommodation is the bathroom fitted with white three piece suite comprising w.c., wash hand basin and bath with tiling around, electric shower and glazed shower screen, heated towel rail, ceramic flooring and ceiling downlights.

Outside, the garden to the front is shared and a paved pathway leads from the side to the rear where there are two parking spaces pertaining to the property entered through secure gates.

ACCOMMODATION

Lower Level

Entrance Vestibule
Reception Hallway/Dining Hall
Formal Lounge
21'5" x 16'8" (6.53m x 5.08m) approx.

Upper Floor

Upper Hallway
Dining Kitchen
18'7" x 11'4" (5.67m x 3.46m) approx.
Master Bedroom
16'11" x 13'7" (5.16m x 4.14m) approx.
En Suite
Double Bedroom
14'6" x 13'5" (4.42m x 4.09m) approx.
Double Bedroom
13'5" x 10'2" (4.09m x 3.1m) approx.
Bathroom

Gas Central Heating

Double Glazing

Security Video Entry System

EPC Band C

The quality fitted carpets and other floor coverings, drapes, blinds and light fittings, together with the white goods are all to be included in the price and will remain. Certain items of furniture and furnishings may, if desired, be purchased at mutual valuation.



Reception Hallway



Reception Hallway (aspect 2)



Formal Lounge



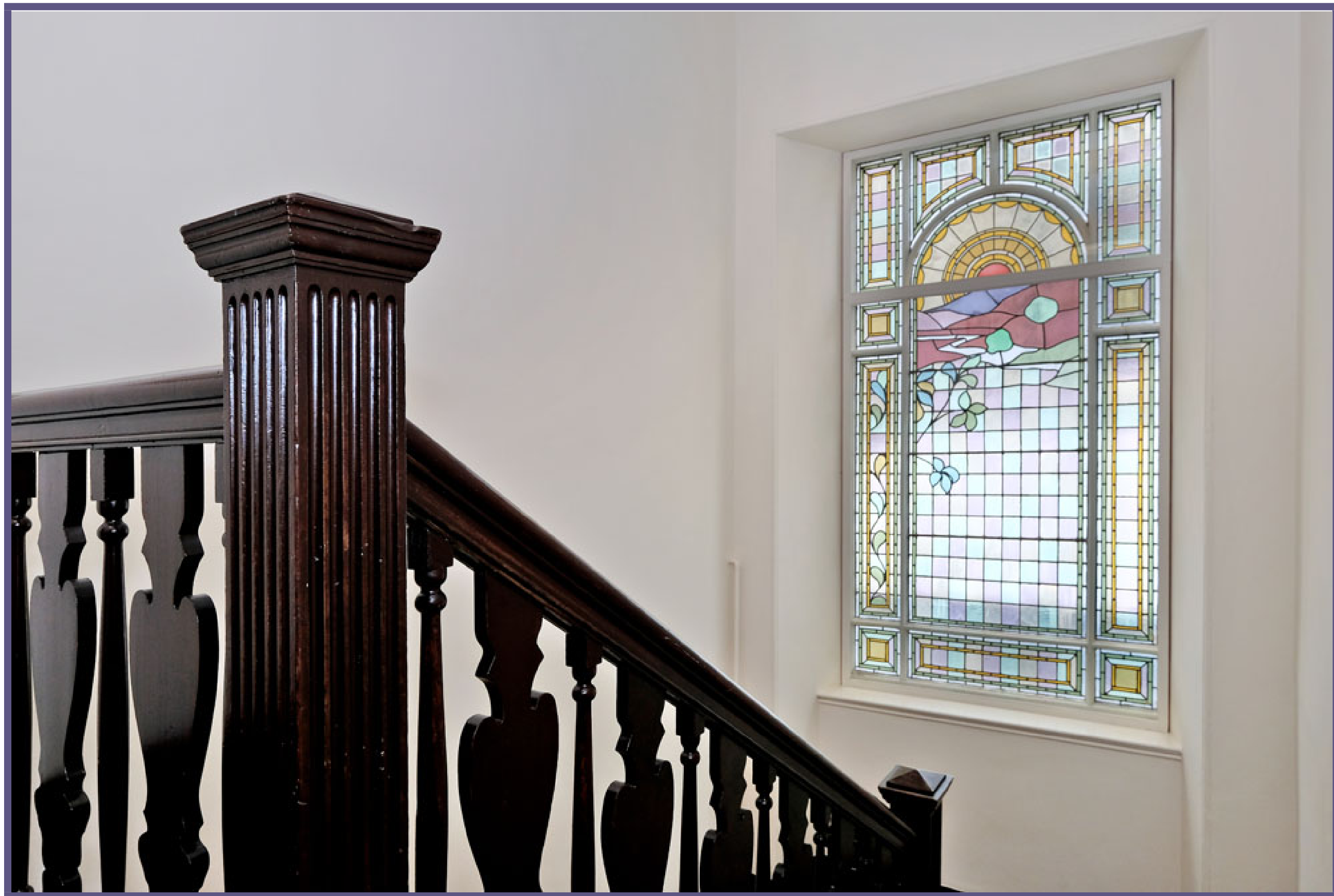
Lounge Bay Window



Lounge Stained Glass Feature



Dining Hall



Staircase



Dining Kitchen



Dining Kitchen (aspect 2)



Dining Area



Master Bedroom



Master Bedroom (aspect 2)



En Suite



Double Bedroom



Double Bedroom (aspect 2)



Double Bedroom



Bathroom



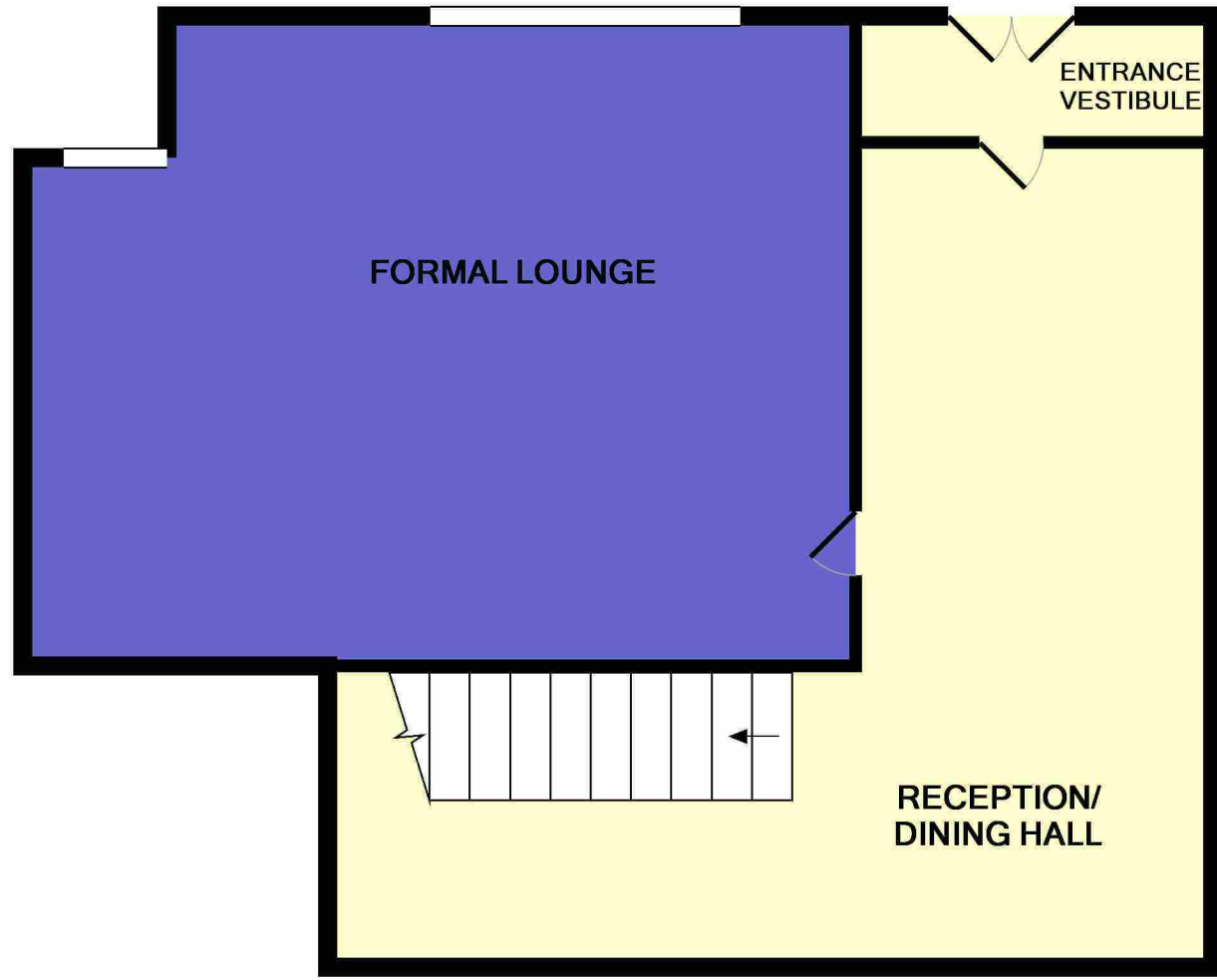
Front Garden



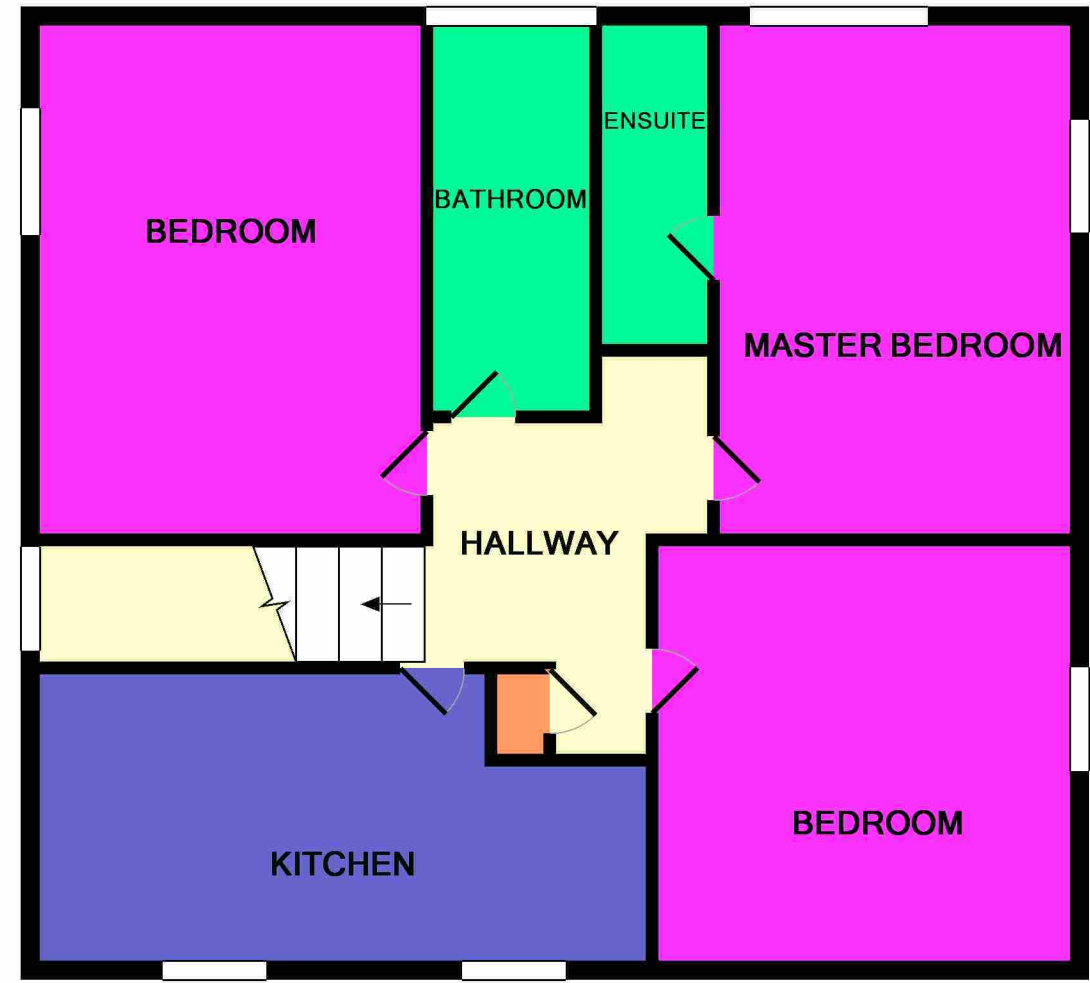
View from Front



Rear Parking



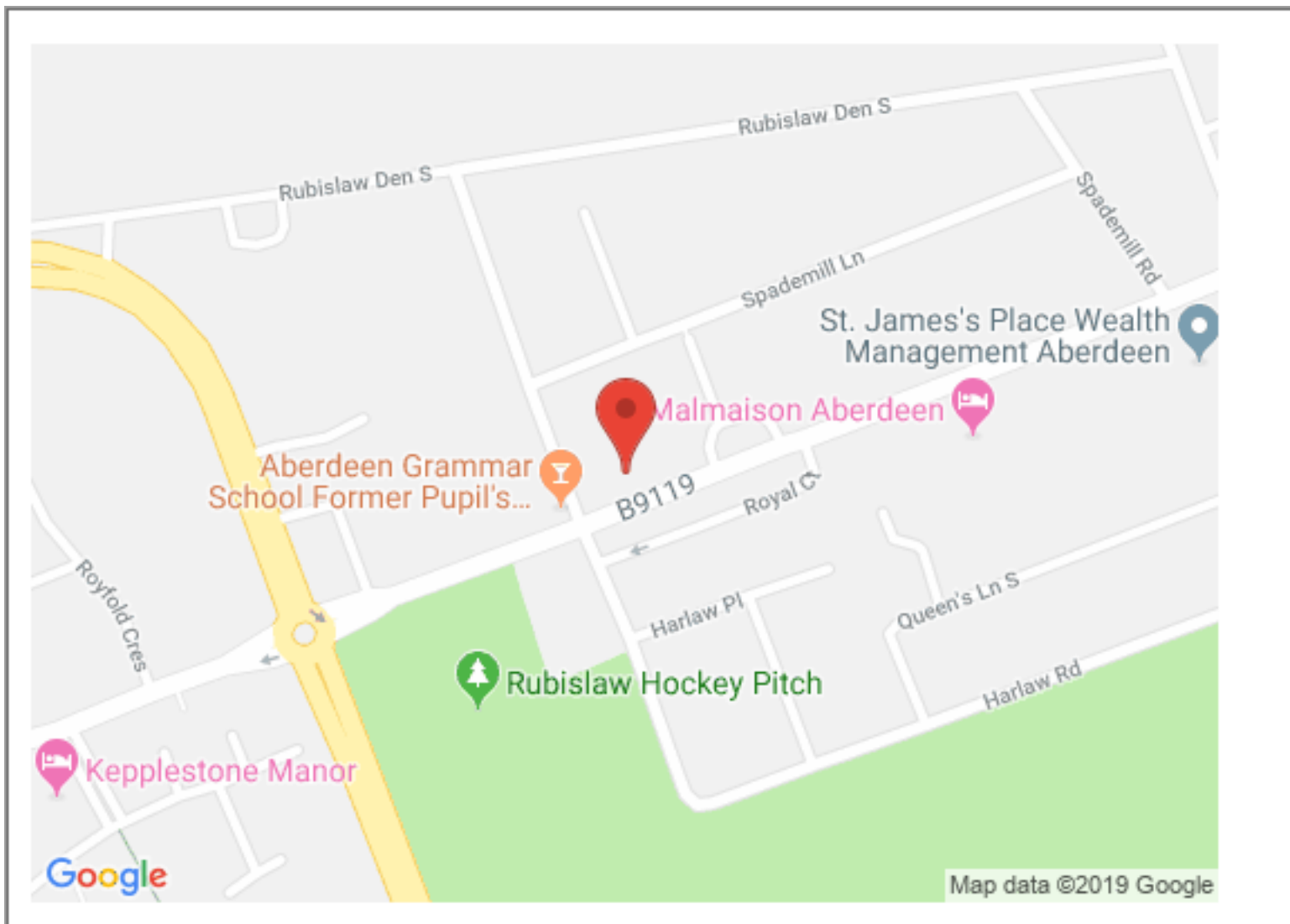
GROUND FLOOR



1ST FLOOR

Floor Plan

Property location



Directions: From the west end of Union Street continue onto Albyn Place and continue straight ahead at Queen's Cross and King's Cross roundabouts. No 82 is on the right hand side just before Bayview Road.

Location: Queen's Road is located in Aberdeen's prestigious west end a short distance from the city centre, where a host of shops, restaurants, recreational and leisure facilities are to be found. The property is close to public transport and with the main Aberdeen Ring Road being located nearby most parts of Aberdeen are easily accessible. The property is ideally situated for schooling at Albyn, St Margarets, Robert Gordons and Aberdeen Grammar.

Ledingham Chalmers
Johnstone House, 52-54 Rose Street
Aberdeen AB10 1HA
Tel: 01224 632500 • Fax: 01224 408444
Email: property@ledinghamchalmers.com
Web: www.ledinghamchalmers.com

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.