



133 Hamilton Place | Aberdeen | AB15 5BD

Stunning Five/Six Bedroom Semi Detached Dwellinghouse

Offers Over £735,000

We offer for sale this most impressive and immaculately presented five/six bedroom semi-detached dwelling house in the most sought after of residential locations, having been extensively upgraded to the highest of standards throughout.

Rarely does an opportunity present itself to acquire such a prestigious west end home finished to this impeccable standard with the highest quality of fittings, especially with the level of care and effort that has been made in this renovation.

To the front of the property is the impressive formal lounge, a room flooded with natural light and enjoying the most lovely outlook over the impressive front aspect of the property. The room can easily accommodate a wide range of furniture being focused around the feature fireplace. Upon accessing the kitchen situated to the rear of the property, the extent of this impressive extension is truly understood with this incredible open plan design which can truly be utilised to suit an individual purchaser. The kitchen itself, being a custom german design, has been fitted with the highest quality of base and wall units providing ample storage and work surface space with feature splash back, spotlights and cleverly storage design in addition to the central island offering casual breakfast bar dining. Top brand integrated appliances, such as the oven, microwave, steam oven, warming drawers, dishwasher, full length fridge and freezer are all to be included within the sale price. This initial space offers plentiful space for formal dining with the room leading through to the current family room which features floor to ceiling bi-folding doors allowing the beautiful garden space to be fully enjoyed and easily accessible opening out onto decking. There is a further additional room to the rear, currently utilised as a further family room/play room with further access to the garden and spiral staircase to the floorspace above, offering a sizeable double bedroom and en-suite shower room.

Additionally the ground floor offers a utility space offering further base and wall units with a side access to the property along with a generous cloakroom which offers a w.c. and hand wash basin.

To the first floor, the most impressive master bedroom benefits greatly from a stylish decor in keeping with the entire property and large bay window. An en-suite provides a w.c., hand wash basin and enclosed shower cubicle. There are two further double bedrooms on this level along with a bathroom offering a four piece suite.

The second floor of the property offers a further generous double bedroom, one that could easily be utilised as the master if so desired. The dressing room offers plentiful space for furniture and could be easily utilised as a bedroom if more suitable along with a shower room to complete this floor.

To the rear, the property offers a lawn area with surrounding mature shrubbery creating a most private aspect with the raised decking area offering ideal space for outdoor dining and entertaining.

Ground Floor

Lounge

19'1" x 15'4" (5.82m x 4.67m) approx.

Kitchen/Dining

24'4" x 14'2" (7.42m x 4.32m) approx.

Family Room

12'4" x 11'7" (3.76m x 3.53m) approx.

Family/Dining Room/ TV Room

17'6" x 12'1" (5.34m x 3.68m) approx.

Utility Room

24'6" x 6'9" (7.47m x 2.06m) approx.

Cloakroom

7'3" x 6'6" (2.21m x 1.98m) approx.

First Floor - Extension

Double Bedroom

16'6" x 12'6" (5.03m x 3.81m) approx.

En-Suite

8'6" x 7'8" (2.59m x 2.34m) approx.

First Floor

Master Bedroom

18'9" x 15'3" (5.72m x 4.65m) approx.

En-Suite

14'1" x 5'3" (4.29m x 1.6m) approx.

Double Bedroom

13'2" x 14'" (4.01m x 4.27m) approx.

Bathroom

10'7" x 9'2" (3.23m x 2.79m) approx.

Double Bedroom

14'9" x 14'" (4.5m x 4.27m) approx.

Second Floor

Dressing Room

11'1" x 11'6" (3.38m x 3.51m) approx.

Double Bedroom

23'1" x 16'" (7.04m x 4.88m) approx.

Shower Room

7'6" x 6'" (2.29m x 1.83m) approx.

Gas Central Heating

Double Glazing

Landscaped Front and Rear Garden

EPC Band - D



Kitchen



Kitchen



Family Room



Family Room



Family/Play Room



Family/Play Room



Formal Lounge



Cloakroom



Double Bedroom



En-Suite



Master Bedroom



En-Suite



Double Bedroom



Double Bedroom



Bathroom



Double Bedroom



Dressing Room



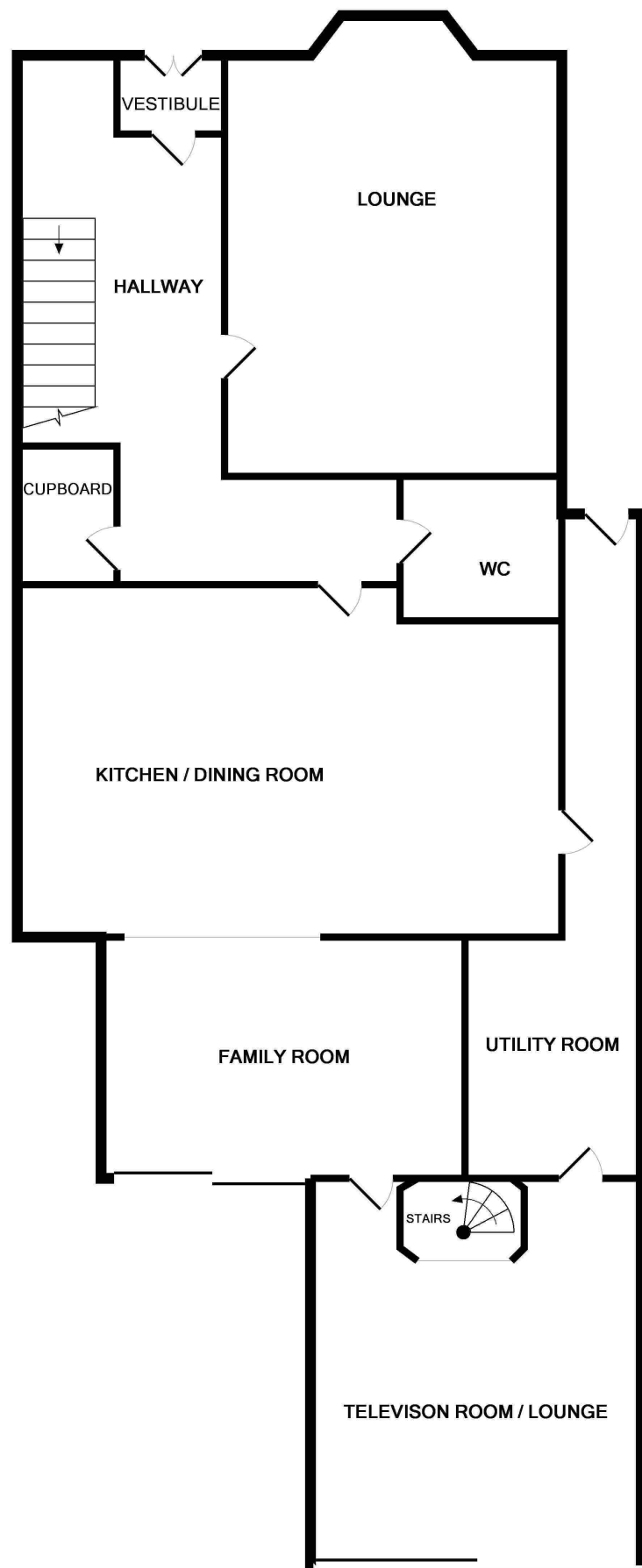
Decking



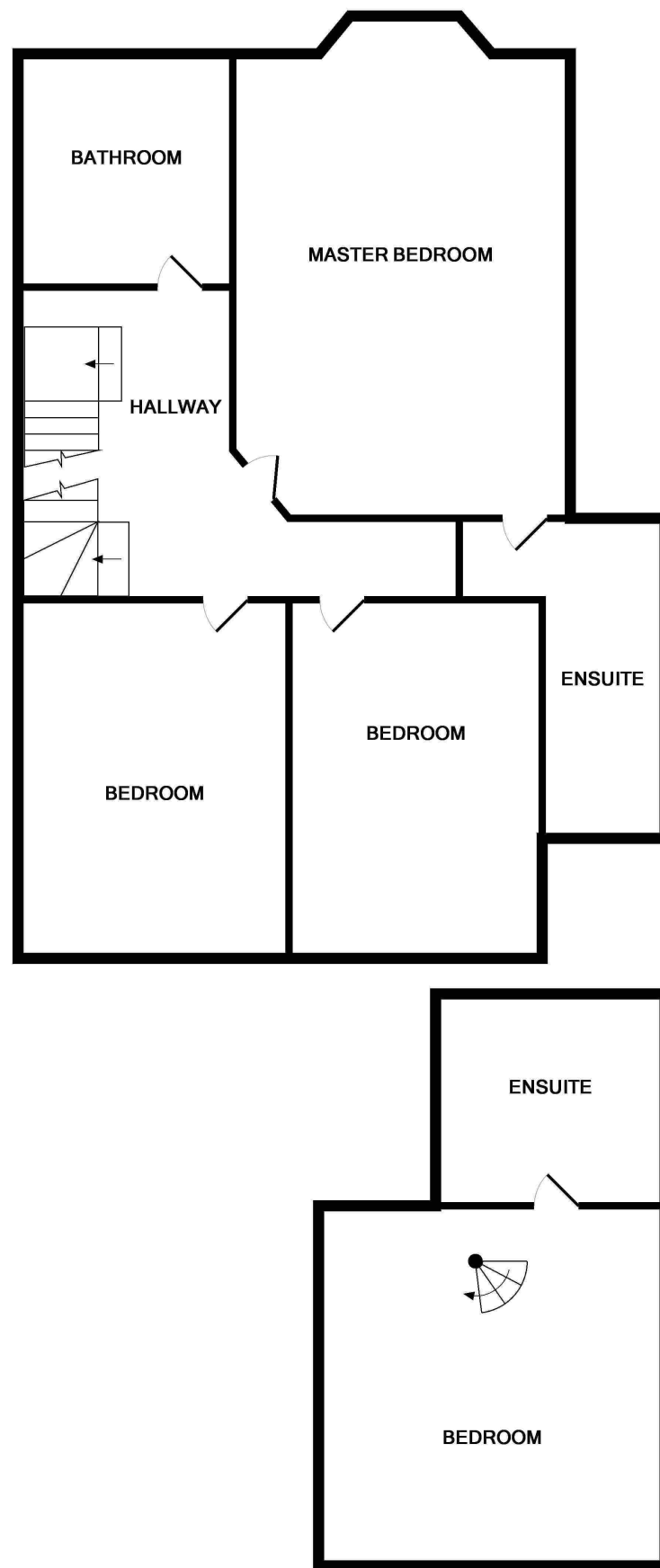
Garden



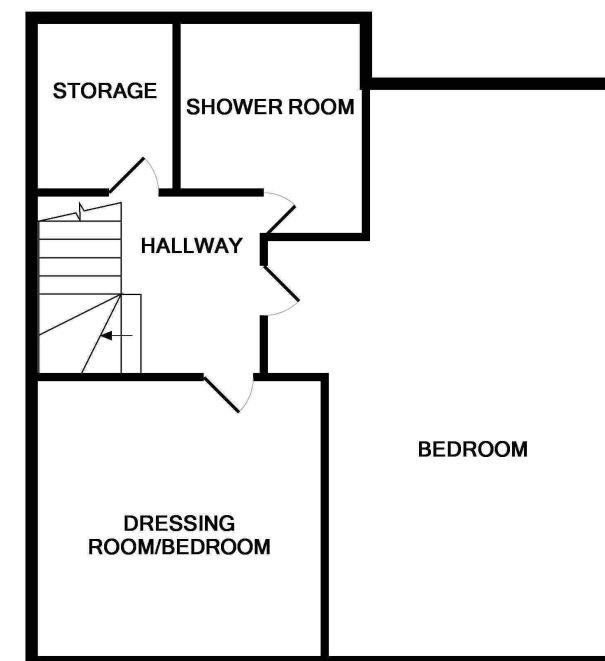
Garden



GROUND FLOOR



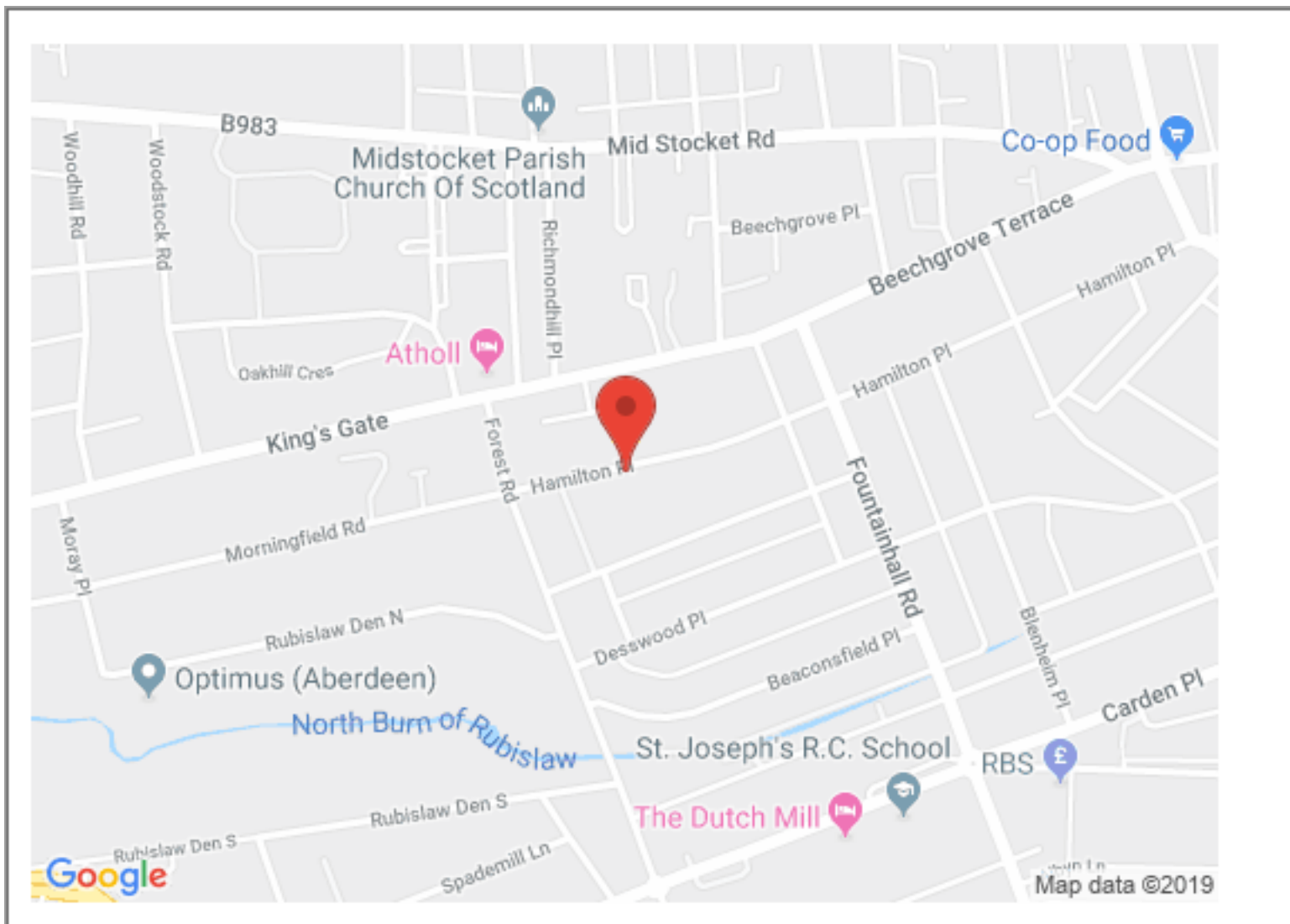
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions:

Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queen's Cross roundabout exit onto Fountainhall Road. Proceed a good distance along Fountainhall Road and turn left into Hamilton Place and number 133 is situated to the far end on the left hand side.

Location:

Hamilton Place is a highly desirable tree lined street situated in the heart of Aberdeen's west end, it is in the catchment area for Mile End Primary School and Aberdeen Grammar School for secondary education. There is a range of local amenities and excellent public transport facilities making many parts of Aberdeen easily accessible. A short drive also leads you to the main Aberdeen ring road which provides excellent commuting to both north and south of the city.

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.