



**70 Beaconsfield Place**

Aberdeen, AB15 4AJ

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Dining/Family Area

## 70 Beaconsfield Place Aberdeen, AB15 4AJ

### Impressive seven bedroom granite family home

- Prime, much sought-after west end location
- Exceptionally spacious living accommodation
- Traditional period features coupled with contemporary
- Immaculate kitchen with dining and family area
- Expansive master bedroom with en suite
- Six further generous double bedrooms



Seven beds.



Three bathrooms.



Two public rooms.

## Impressive seven bedroom granite family home

Situated in a lovely tree-lined street in the City's prime west end, we are delighted to present for sale this immaculate and most spacious seven bedroom terraced dwellinghouse.

The property retains many fine period features coupled with contemporary design throughout, providing a warm and welcoming home.

Noteworthy features include high, corniced ceilings, panelled doors, deep skirtings and traditional fireplaces. The decoration is fresh and light with co-ordinating carpeting and flooring.

Entering via a striking solid wood door surrounded with delightful stained glass, purchasers are immediately greeted with the traditional décor in the entrance vestibule, with high level dado rail, ceiling cornicing and low level storage cupboard set within a recessed alcove.

The reception hall is instantly appealing with fresh decor, light carpeting and a staircase with original banister leading to the upper floors. There is additional storage provided by a useful cupboard and a handy cloakroom with white two-piece suite, comprising WC and wash hand basin.

The lounge is a most comfortable room with bay window to the front, enjoying a feature fireplace with wood burning stove. Ideal for modern family life is the outstanding kitchen on open-plan with the dining area and family area. Fully fitted with a range of white base and wall units, contrasting worktops, and central island complete with farmhouse sink and breakfast bar. Flooded with light via patio door, there is ample space for dining furniture and sofa for relaxing in front of the fireplace.



Utility/Sitting Room



Master Bedroom



Double Bedroom



Rear Garden

Located directly from the kitchen is the sizeable utility room which is fitted with a range of base units providing additional storage, farmhouse sink and housing ample space for a sofa as desired. A set of stairs also makes this room fully accessible via the seventh bedroom/study on the floor above. Double doors provide garden to the rear garden.

An impressive staircase with neutral runner and ornate banister leads to the upper floor.

The impressive master bedroom is exquisite, with an expanse of space for free-standing furniture and bay window with pleasant outlook over the front of the property. A stylish en suite is found directly from the master, with walk in shower, white two-piece suite and heated towel rail.

There are three further well-appointed double bedrooms on this floor, all of which afford plenty of space for free-standing furniture.

Completing the accommodation on this level is the charming bathroom with white three piece suite including roll-top, free-standing bath.

Ascending the staircase to the top floor, there are three further generously sized bedrooms, two of which offer built-in cupboard space and all affording space for furniture as desired. Completing this floor is an additional shower room, flooded with light via a large Velux window, white two-piece suite, slightly lowered walk-in shower with stylish tiles and heated towel rail. Externally, to the rear, the garden is fully enclosed with a large paved patio ideal for alfresco dining, a well maintained area of lawn and lovely borders of flower beds. The front garden is also laid mainly to lawn with seasonal shrubs and small trees.

The single garage provides off road parking for one car and has excellent storage overhead. This is accessed via the rear lane.

## Accommodation and plans

Lounge	16'0" x 16'11"	4.88m x 5.16m
Kitchen	13'11" x 15'3"	4.24m x 4.65m
Dining Area	12'6" x 17'2"	3.81m x 5.23m
Utility/Sitting Room	9'5" x 21'11"	2.87m x 6.68m
Master Bedroom	15'6" x 17'6"	4.73m x 5.34m
Bedroom 2	14'10" x 13'9"	4.52m x 4.19m
Bedroom 3	11'1" x 13'9"	3.38m x 4.19m
Bedroom 7 / Study	9'5" x 21'11"	2.87m x 6.68m
Bathroom	10'5" x 11'6"	3.18m x 3.51m
Bedroom 4	15'11" x 15'11"	4.85m x 4.85m
Bedroom 5	13'10" x 16'11"	4.22m x 5.16m
Bedroom 6	10'4" x 11'2"	3.15m x 3.4m

70 Beaconsfield Place



## **Directions**

From Union Street, take the right fork at Holburn junction onto Alford Place continuing on to Albyn Place until you reach the Queens Cross roundabout. Take the third exit at the roundabout onto Fountainhall Road and then take the first left onto Beaconsfield Place.

## **Location**

Beaconsfield Place is a lovely tree-lined street located in the prime west end of the city. It has easy access to the city centre, the hospital, the business communities on Carden Place and Albyn Place, and the ring road, giving easy access to Aberdeen Airport and areas to the north and south of the city. The property is also within easy reach of a selection of hotels, restaurants and café bars on Kings Gate and Queens Road. Schools serving the area are Ashley Road Primary and Aberdeen Grammar School, both with excellent reputations. In addition, there are several private schools close by.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.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 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.