



71 Fountainhall Road
Aberdeen, AB15 4EA

ledingham
chalmers
estate agency



Sitting Room



Lounge



Lounge

**71 Fountainhall Road
Aberdeen, AB15 4EA**

**Six floor granite semi detached in pristine
order throughout**

- Modernised and upgraded to the highest standard
- Many period features have been retained
- Family room with feature window box and fireplace
- Open-plan kitchen/diner with French doors leading to
- Master bedroom with feature marble fireplace and en suite
- South-facing fully enclosed rear garden



Six beds.



Four bathrooms.



Four public rooms.

Six floor granite semi detached in pristine order throughout

71 Fountainhall Road is an exceptional early Victorian semi-detached house, situated in a sought after residential area in the west end of the city centre and within a few minutes' walk of shops, restaurants and cafes.

The property has been modernised and upgraded to a very high standard successfully combining period features with a light and modern interior which is ideal for both modern family living and formal entertaining.

Many of the fine period features have been retained and enhanced including a sweeping wooden staircase with cast iron bannister, restored cast iron radiators, Lincrusta, dado and picture rails, decorative ceiling cornices and wonderful pitch pine panelled doors, high skirting and windowbox.

On the ground floor; the vestibule gives way to a magnificent entrance hall and grand formal lounge with bay window and feature fireplace.

The spacious family living room has a period windowbox and fireplace, and leads to the study also with fireplace features French doors to the garden.

The stylish WC with contemporary stone sink and standpipe tap and the aqua-pannelled shower-room affords the option to use the study as a living level bedroom.

A large well-appointed open plan kitchen/diner including a Rangemaster electric cooker is flooded with light and has access to the garden patio, utility room with Belfast sink and a sunny garden conservatory with French doors to the garden.



Kitchen



Bedroom



Hall

On the first floor a bright landing hall gives access to a luxury mezzanine-level family bathroom with remote controlled shower, underfloor heating and solid-stone tiling.

A generously proportioned master bedroom with marble fireplace and walk-in wardrobe leads to an opulent solid-stone lined en suite wet-room with underfloor heating.

Three further double bedrooms one to the front and two to the rear with views over the garden.

The third floor, accessed by a staircase off the landing is currently arranged as a superior granny-flat or au-pair accommodation comprising a twin bedroom, cleverly designed kitchen, shower-room and large lounge benefitting from built-in storage which would alternatively make a very spacious double bedroom.

The attractive and easy to maintain front garden has wrought iron railings, a gate and ground cover of gravel with a variety of shrubs.

The large south-west facing rear walled garden has two lawn areas, a raised border with a selection of colourful plants, trees and shrubs and a sheltered, sunny patio for outdoor dining accessed from the study and kitchen.

There are two single garages with up and over electric doors, power and light, one with rear door access to the garden. Resident permit parking is available immediately outside the front of the property. Up to two parking permits can be obtained from Aberdeen City Council.



Rear

Accommodation and plans

Lounge	15'4" x 16'10"	4.67m x 5.13m
Sitting Room	15'4" x 16'11"	4.67m x 5.16m
Study	10'5" x 12'1"	3.18m x 3.68m
Kitchen	27'2" x 10'6"	8.28m x 3.2m
Conservatory	10'4" x 8'3"	3.15m x 2.52m
Master Bedroom	16'10" x 15'5"	5.13m x 4.7m
Bedroom	10" x 13'7"	3.05m x 4.14m
Bedroom	10'7" x 12'0"	3.23m x 3.66m
Bedroom	10'11" x 10'8"	3.33m x 3.25m
Sitting Room	15'11" x 11'7"	4.85m x 3.53m
Bedroom	13'8" x 7'5"	4.17m x 2.26m
Kitchen	6'4" x 5'10"	1.93m x 1.78m

71 Fountainhall Road AB15 4EA



Floor plans are for illustration purposes only and just as a guide to the layout of the property.
No liability for any errors or omissions thereof will be accepted.

Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout turn right on to Fountainhall Road and No 71 is on the left hand side.

Location

Fountainhall Road is located in the prime west end of the city with an excellent range of amenities nearby including local speciality shops, public transport services and a range of well reputed restaurants, bars and hotels. The property is within a short walk of the Aberdeen Royal Infirmary and is also well placed for the business communities on Carden Place, Albyn Place and Queens Road.

Arrange a viewing

Viewing By Appointment Telephone 07710 165610 By
Arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
4 Alford Place, Aberdeen
AB10 1YD

Tel: 01224 632500
property@ledinghamchalmers.com

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.