



8 Forest Avenue
Aberdeen , AB15 4TG

ledingham
chalmers
estate agency



Lounge



Hallway



Dining room

**8 Forest Avenue
Aberdeen , AB15 4TG**

**Beautiful period terraced dwelling house
with three/four bedrooms and parking**

- Four Bedroom Terraced Dwelling House
- Beautiful Period Features
- Enclosed Rear Garden
- Single Garage & Parking to the rear lane
- Gas Central Heating & Double Glazing
- Close to all local amenities



Four beds.



Two bathrooms.



Two public rooms.

Beautiful period terraced dwelling house with three/four bedrooms and parking

Forming part of a terrace of fine granite homes in the prestigious west end of the city this immaculate terraced four bedroom/ two public room charming family home is offered for sale. The property is well presented and retains many fine period features including high corniced ceilings, panelled doors, a working fireplace and a bay window in the lounge. The whole property has been tastefully decorated in a neutral and muted palette with co-ordinating flooring.

The entrance vestibule has a beautiful original mosaic tiled floor and stained glass window framed doorway to the inner hall. The staircase leading to the upper floor features wooden banister and split level with another feature stained glass window. The lounge is an elegant room with a beautiful bay window to the front, neutral decor and a traditional working fireplace with wood surround. The beautiful sash and case windows have been sympathetically replaced and the ceiling cornice and ceiling rose are superb features of the room.

To the rear there is a well proportioned dining room with a window to the rear and access to the kitchen. The kitchen is currently fitted with a range of wall and base mounted units and laminate work tops. A separate utility room provides ample room for laundry equipment and storage.

Completing the first floor layout is the bathroom which is fitted with a modern white suite comprising bath, WC and wash basin set into vanity unit. There is a shower over the bath and glass shower screen.



Kitchen



Bedroom



Bedroom

On the first floor the master bedroom has a lovely light and airy feel with a large window overlooking the rear.

The carpeting here has been recently replaced and there is a range of fitted wardrobes. There are two additional generous bedrooms, both with windows to the front, ample space for free standing furniture.

Viewers will undoubtedly be impressed by the space offered on the third attic level, this has been currently utilised as a fourth bedroom and gives versatile accommodation.

The rear fully enclosed garden has a patio area and rear lane access to the single garage. Early viewing is essential to appreciate the potential of accommodation on offer.



Garden

Accommodation and plans

Lounge	18'9" x 16'3"	5.72m x 4.95m
Kitchen	11'7" x 8'0"	3.53m x 2.44m
Bathroom	7'7" x 7'7"	2.31m x 2.31m
Master bedroom	12'3" x 11'4"	3.73m x 3.46m
Bedroom two	11'11" x 8'5"	3.63m x 2.57m
Bedroom three	11'4" x 7'10"	3.46m x 2.39m
Bathroom	9'1" x 7'10"	2.77m x 2.39m
Upper attic bedroom	20'4" x 19'5"	6.2m x 5.92m

8 Forest Avenue



Directions

From Union Street, continue on to Alford Place, then Albyn Place and take the second exit off the Queens Cross roundabout on to Queens Road. Turn left at the next roundabout on to Forest Avenue.

Location

Forest Avenue is an established, tree-lined residential street, situated in the city's prestigious west end. The city centre is within easy walking distance, and the business locations across the city and suburbs are within easy reach. There is a wealth of amenities including several shopping malls, parks and gardens, theatres and cinemas, fine dining to suit all tastes, a choice of transport options for local and overseas travel, and a diversity of scenery from the mountains and rivers of the Dee Valley and the Grampian mountain range to the rugged North Sea coastline. There are several private schools and nurseries nearby and Aberdeen Grammar School and Ashley Road Primary School are within easy walking distance.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224
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Contact us

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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.