



74 Desswood Place | Aberdeen | AB15 4DQ

Four / Five Bedroom Double Upper in Desirable West End

Offers Over £390,000



Situated on a desirable tree-lined street in Aberdeen's West End, we offer for sale this attractive four/five bedroom double upper flat which offers spacious accommodation, with all the character and charm you would expect from a traditional granite building.

The property is entered via it's own front door at ground level, with a hallway leading to the staircase which gives way to the accommodation.

To the front of the home, the grand lounge features a large bay window which allows the room to be flooded with natural light, and a central fireplace with wood-burning stove.

Continuing to the rear, the dining kitchen is fitted with a range of wall, base and drawer units overlaid with block work surfaces. Various appliances are integrated including a Rangemaster cooker, dishwasher and wine cooler. Ample dining space is offered and is on open plan with the versatile family room, ideal for everyone to gather and relax.

From here, access is given to a double bedroom with side facing window as well as a modern shower room fitted with a white suite and large walk-in shower compartment. Completing this floor, a further double bedroom is located to the front of the home and benefits from two built in cupboards.

The sweeping staircase ascends to the upper landing, giving way to two further well proportioned double bedrooms, the largest of which also benefits from a range of fitted furniture. The final bedroom is naturally bright having a Velux window to the front, a well proportioned single room which has previously been used as a study.

To finish the home, the family bathroom features a white suite comprising W.C., wash hand basin and bath with mains shower over, completed with tiled areas and two chrome heated towel rails.

Outside, the well maintained rear garden comprises both shared and exclusive areas. An exclusive outhouse provides useful outdoor storage space and also benefits from a shared loft space.

ACCOMMODATION

- Lounge  
17'4" x 15'0" (5.28m x 4.57m) approx.
- Dining Kitchen  
17'3" x 11'5" (5.26m x 3.48m) approx.
- Family Room  
13'6" x 12'4" (4.12m x 3.76m) approx.
- Bedroom  
13'0" x 9'2" (3.96m x 2.79m) approx.
- Shower Room  
12'0" x 6'2" (3.66m x 1.88m) approx.
- Bedroom  
14'3" x 11'6" (4.34m x 3.51m) approx.
- Bedroom  
17'1" x 12'8" (5.21m x 3.86m) approx.
- Bedroom  
12'8" x 12'5" (3.86m x 3.79m) approx.
- Bedroom/Study  
9'3" x 7'1" (2.82m x 2.16m) approx.
- Bathroom  
12'7" x 6'2" (3.84m x 1.88m) approx.

To be included in the sale are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band D





Virtual Furnishing

Lounge





**Dining Kitchen**





**Dining Kitchen**





**Family Room**





**Bedroom**





**Shower Room**





**Bedroom**





**Bedroom**





**Bedroom**





**Bedroom**





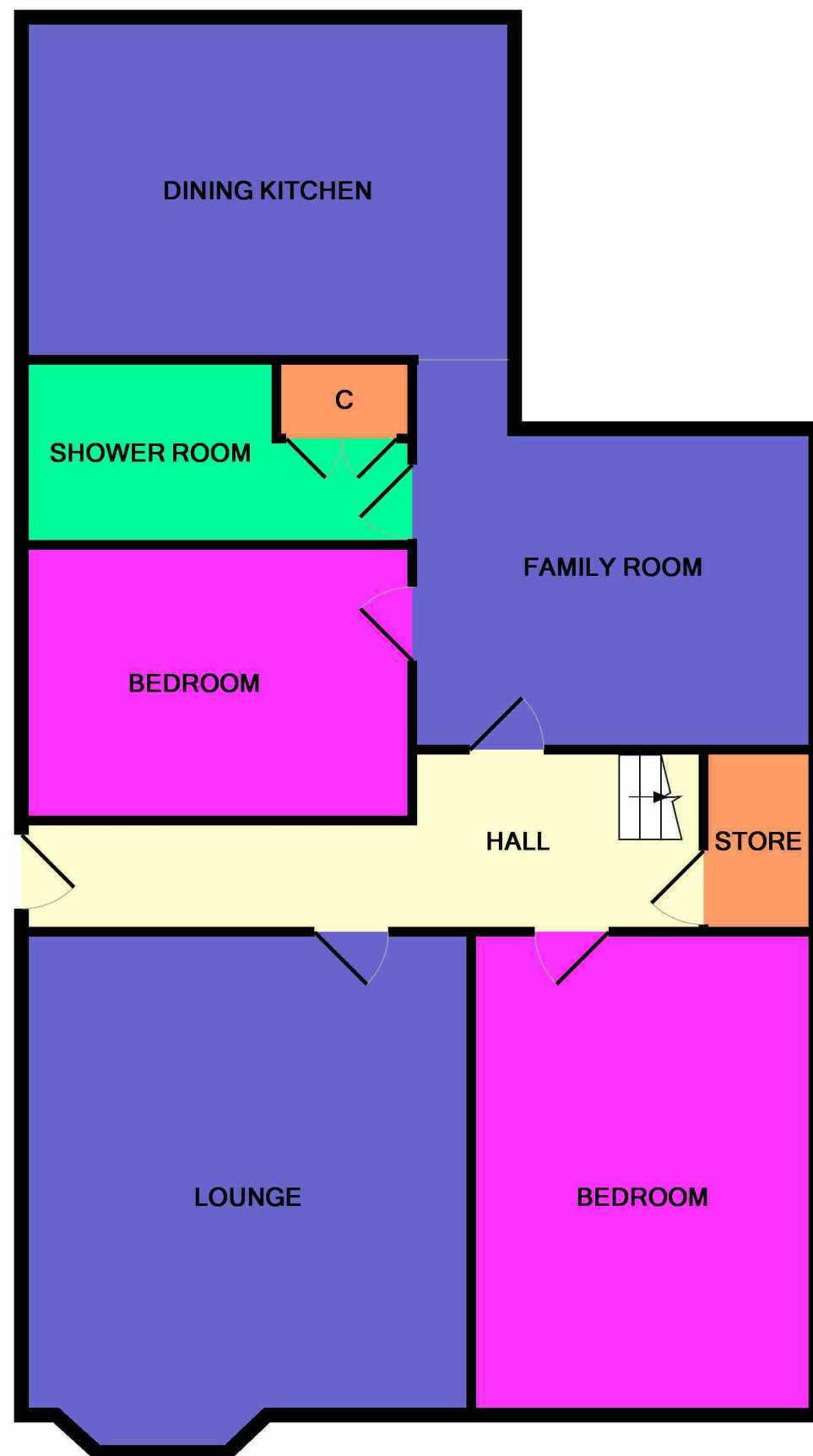
**Bathroom**



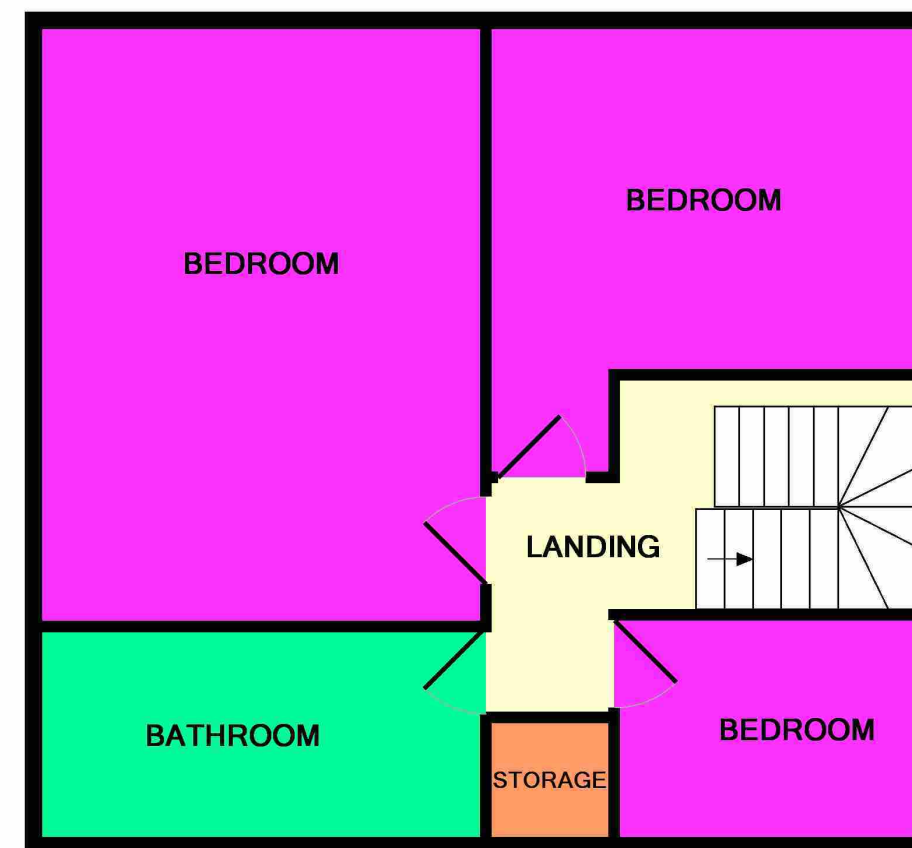


**Garden**





GROUND FLOOR



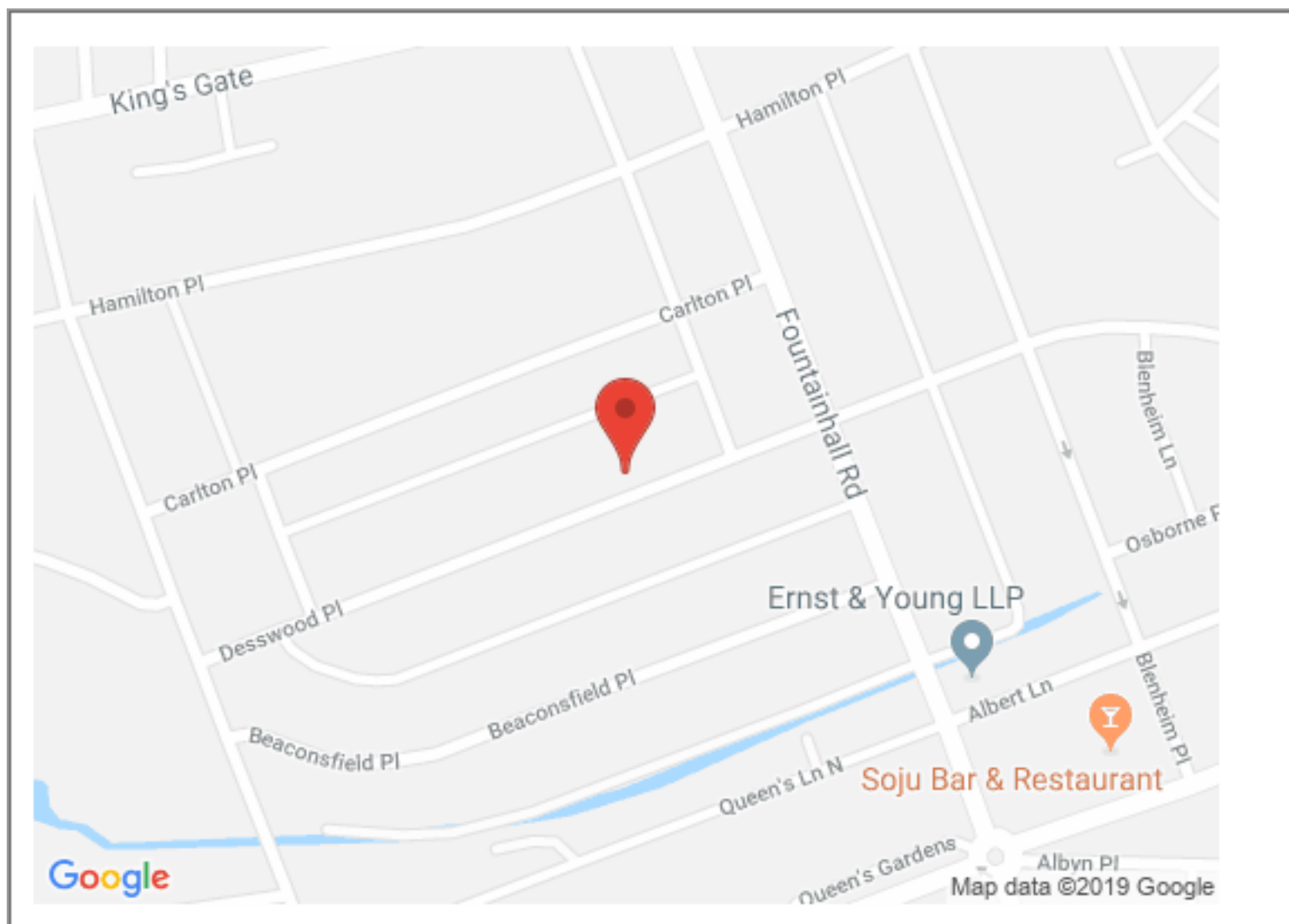
1ST FLOOR

# Floorplan



Viewing By Appointment Telephone 07734 599082 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



### Directions

From Union Street, continue on to Alford Place, then Albyn Place and take the third exit off the Queens Cross roundabout on to Fountainhall Road. Desswood Place is the second road on the left.

### Location

Desswood Place is an established and desirable residential street, situated in the heart of the city's prestigious West End. The city centre and Rosemount's boutique shops and cafes are within easy walking distance, and the business locations across the city and suburbs are within easy reach. Schooling is catered for at Mile End Primary and Aberdeen Grammar School, which are within easy walking distance.

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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 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.