



39 Gladstone Place
Queens Cross, Aberdeen, AB10 6UX

ledingham
chalmers
estate agency



Lounge



Kitchen



Dining Room

**39 Gladstone Place
Queens Cross, Aberdeen, AB10 6UX**

Beautiful five bedroom terraced dwellhouse

- Delightful five bedroom family in sought-after location
- Contemporary whilst retaining many period features
- A number of reception rooms for versatile use
- Stunning kitchen with concealed utility room
- South-facing rear garden with lawn and patio
- Double garage with electricity and workbench



Five beds.



Three bathrooms.



Four public rooms.

Beautiful five bedroom terraced dwellhouse

Spanning three floors with additional mezzanine level, this delightful family home retains many period features whilst enjoying all the comforts of modern living.

The entrance vestibule has parquet flooring, wall-mounted coat hooks and a glazed door leading to the reception hall, which houses a useful cloakroom fitted with a modern white suite comprising wc and wash hand basin.

The lounge is a particularly attractive room with bay window to the front, high ceiling and beautiful mahogany fireplace with open chimney.

The formal dining room has a rear aspect, fitted storage and French doors leading to the garden.

An informal and comfortable family room located to the rear enjoys fitted bookshelves and cast-iron wood burning stove.

The superb dining kitchen is flooded with natural light from two sets of wide patio doors and a large Velux window.

Fitted with an extensive range of contemporary style units with granite worktops and central island unit with breakfast bar, there is a useful utility area, cleverly concealed by sliding doors.



Family Room



Bedroom



Garden



Patio

The mezzanine level houses bedroom three, a south facing double bedroom and the family bathroom which is fitted with a modern white suite with extra-long and deep bath.

The first floor hall give access to the master bedroom, a beautifully appointed room with bay window and feature fireplace with open chimney, and enjoying an ensuite bathroom which is fitted with a modern white three piece suite with separate shower cubicle.

Bedroom two is a generous double with two storage cupboards and south facing aspect to the rear.

A concealed staircase leads to the second floor landing where there are three further versatile rooms suitable, two of which have Velux windows whilst the third has a large south facing window to the rear.

To the rear is the lovely south facing garden, complete with patio and log store, providing access to the rear lane.

Accommodation and plans

Lounge	16'8" x 17'6"	5.08m x 5.34m
Dining Room	15'0" x 15'4"	4.57m x 4.67m
Family Room	12'2" x 18'7"	3.71m x 5.67m
Kitchen	17'8" x 12'2"	5.39m x 3.71m
Master Bedroom	13'11" x 16'6"	4.24m x 5.03m
En suite	12'0" x 9'5"	3.66m x 2.87m
Bedroom 2	14'8" x 15'4"	4.47m x 4.67m
Bedroom 3	12'3" x 11'6"	3.73m x 3.51m
Bathroom	8'5" x 6'7"	2.57m x 2.01m
Sitting Room	13'4" x 13'7"	4.07m x 4.14m
Bedroom 4	13'4" x 8'2"	4.07m x 2.49m
Bedroom 5	12'8" x 9'9"	3.86m x 2.97m

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Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. At the Queens Cross roundabout take the first exit on to St Swithin Street. Turn right into Gladstone Place and No 39 is located on the left hand side.

Location

Gladstone Place is a lovely, wide tree-lined street, part of a conservation area, situated in the heart of Queens Cross in the west end of Aberdeen. The property has easy access to the ring road and the oil related offices at the Hill of Rubislaw, Albyn Place and Carden Place. There are excellent local shops and a range of well reputed restaurants, bars and cafes within easy walking distance. The property is within the catchment area of Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations. Albyn School and St Margaret's School are both within easy walking distance.

Arrange a viewing

Viewing By appointment telephone 07786 275954 or 07790120553 or by arrangement with Ledingham Chalmers on 01224 632500

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.