



169 Queens Road
Aberdeen, AB15 8BS

ledingham
chalmers
estate agency



Lounge



Kitchen



Hall/Dining Area

**169 Queens Road
Aberdeen, AB15 8BS**

**Traditional granite detached with separate
self contained two bedroom annex**

- Presented in pristine order throughout
- Detached granite annex at the end of the garden
- Lounge with three sets of patio doors
- Roof terrace
- Bathroom with sauna
- Gated driveway for added privacy and security



Six beds.



Four bathrooms.



Four public rooms.

Traditional granite detached with separate self contained two bedroom annex

Located in the prime west end of the City this immaculate granite detached dwellinghouse with separate detached annex is offered for sale.

The property is presented in pristine order throughout and offers well proportioned living accommodation spanning two floors.

The decoration is fresh and tasteful in a neutral palette with co-ordinating flooring with brand new carpeting in several areas.

Viewers will undoubtedly be impressed by the excellent storage throughout with several good sized cupboards and fitted wardrobes.

The accommodation comprises on the ground floor: Vestibule; reception hall with dining room on open plan; lounge with three sets of patio doors leading to the roof terrace; sitting room/bedroom 5 with bay window to the front; bedroom 4 with front aspect; dining kitchen; utility room; bathroom; store with staircase leading to the integral garage.

The accommodation on the first floor comprises a large landing with fitted storage and velux windows; master bedroom with excellent wardrobe storage; bedroom two with dual aspect and walk in cupboard, bedroom three meantime used as a study and bathroom with sauna.



Bedroom



Annex Lounge



Virtual Furnishing

Annex Bedroom



Bathroom with sauna

The detached granite dwellinghouse built at the end of the garden should not be used as independent and as such cannot be leased out or sold separately. However it is an ideal space for elderly or young relatives looking for accommodation within the grounds of the family home.

The annex accommodation comprises on the ground floor: Hall; cloakroom; lounge; sun lounge with French doors, kitchen. Upstairs there are two double bedrooms, both with en suite facilities.

There is paved garden to the front with raised flower bed and lovely red acer tree.

The garden to the rear has paved areas and raised beds stocked with mature shrubs and spring bulbs. Steps lead down to an area of lawn with borders and a rotary clothes dryer.

The property has a large double garage with separate workshop area, light and power and two remote controlled roller doors.

A door in the garage gives access to the internal staircase leading up to the house.

There is a gated driveway at the front leading to a large parking area laid in granite sets to the rear with space for numerous vehicles

Accommodation and plans

lounge	30'5" x 16'6"	9.27m x 5.03m
Dining Kitchen	11'2" x 16'2"	3.4m x 4.93m
Lounge	12'11" x 9'1"	3.94m x 2.77m
Bedroom	13'1" x 12'5"	3.99m x 3.79m
Bathroom	13'1" x 7'3"	3.99m x 2.21m
Bedroom	19'7" x 14'11"	5.97m x 4.55m
Bedroom	14'1" x 11'3"	4.29m x 3.43m
Bedroom	14'11" x 14'5"	4.55m x 4.4m
Bathroom	9'4" x 8'1"	2.85m x 2.46m
SC Two bedroom annex	0" x 0"	0m x 0m

168 Queens Road



All measurements are approximate and for display purposes only

Directions

Travel west along Queens Road and No 169 is located on the left hand side between Viewfield Road and Rubislaw Park Road.

Location

169 Queens Road is located in the heart of the west end with a good range of amenities nearby including good public transport services, a local convenience store and a variety of well reputed hotels, restaurants and bars. The business community on Queens Road/Albyn Place/Carden Place is within easy walking distance. The property also has particularly easy access to the ring road, giving easy access to Aberdeen Airport and areas both north and south of the city.

Arrange a viewing

Viewing By appointment telephone 01224 315326 or 07827 300777 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.