



51 Fountainhall Road | Aberdeen | AB15 4EU

Impressive Five Bedroom Semi Detached Dwellinghouse

Offers Over £590,000

We are delighted to offer for sale this prestigious five bedroom semi detached dwellinghouse offering the most desirable of accommodation. The property offers versatile and generously proportioned space to easily accommodate a wide range of individual purchasers requirements with internal viewing highly recommended to fully appreciate this impressive offering.

The property firstly comprises of a welcoming entrance vestibule allowing entry to the main hallway which leads to the majority of further accommodation and staircase. To the front of the property is the impressive lounge which has a delightful outlook and provides space to host a wide range of furnishings. The room could easily be utilised in a variety of ways, leading to the current dining room via double doors. The dining room offers space for a full dining set leading to the kitchen. The kitchen itself has been cleverly extended allowing plentiful space for a wide range of stylish base and wall units providing ample storage and work surfaces whilst leading to the conservatory currently utilised as a casual dining area. This area fills the room with natural light and enjoys an outlook to the rear garden.

To complete the accommodation on the ground floor is the most generous formal lounge featured around an impressive fireplace and featuring a view to the rear garden. There is also a cloakroom w.c. located under the stairs.

The main bathroom is situated on the mezzanine level offering a w.c., hand wash basin and enclosure shower with the most attractive facing to the front featuring stained glass windows.

The first floor of the property offers four incredibly generous double bedrooms, each of which allows space for a wide range of free standing bedroom furniture along with a wide range of alternative uses to suit the purchaser. The master bedroom includes an enclosed shower cubicle fully hidden along with a steam room.

The property also features a second floor with sizeable landing currently utilised as a study area leading to a further double bedroom. The area also allows access to the eaves for further storage.

To the rear of the property is the impressive rear garden fully enclosed and primarily laid to lawn whilst also offering a delightful patio area for outdoor dining and entertaining.

Ground Floor
Formal Lounge
20'1" x 13'2" (6.12m x 4.01m) approx.
Lounge
14'9" x 12'6" (4.5m x 3.81m) approx.
Dining Room
19'6" x 12'1" (5.95m x 3.68m) approx.
Kitchen
24'9" x 7'1" (7.55m x 2.16m) approx.
Conservatory
12'7" x 14'1" (3.84m x 4.29m) approx.
Cloakroom
5'6" x 6'9" (1.68m x 2.06m) approx.

Mezzanine Level
Bathroom
13'2" x 5'3" (4.01m x 1.6m) approx.

First Floor
Master Bedroom
12'6" x 15'3" (3.81m x 4.65m) approx.
Shower
5'1" x 2'8" (1.55m x .81m) approx.
Steam Room
5'4" x 4'6" (1.63m x 1.37m) approx.
Double Bedroom
13'1" x 12'9" (3.99m x 3.89m) approx.
Double Bedroom
10'1" x 13'8" (3.07m x 4.17m) approx.
Double Bedroom
13'2" x 15'4" (4.01m x 4.67m) approx.

Second Floor
Landing
11'7" x 16'9" (3.53m x 5.11m) approx.
Double Bedroom
13'3" x 15'8" (4.04m x 4.78m) approx.

Gas Central Heating

Double Glazing

To be included in the sale price are all fitted floor coverings, blinds and light fittings together with the white goods.

EPC Band F



Vestibule



Lounge



Formal Lounge



Dining Room



Kitchen



Dining Area



Bathroom



Master Bedroom



Steam Room



Double Bedroom



Double Bedroom



Double Bedroom



Double Bedroom



Study/Landing



Garden

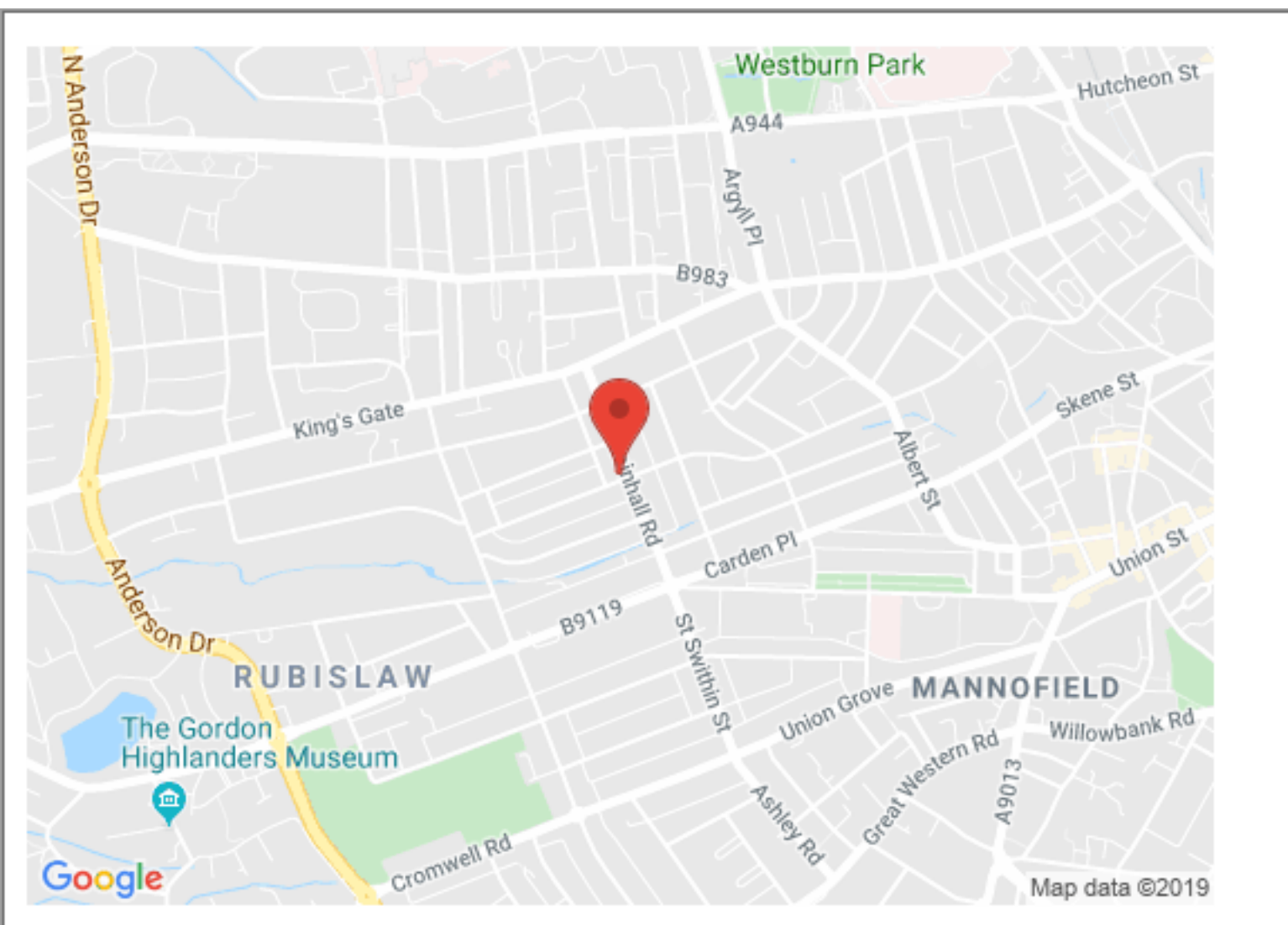


Rear



Floorplan

Property location



Directions:

Travelling along Albyn Place, at the Queens Cross roundabout take the third exit onto Fountainhall Road. Number 51 is situated a good distance ahead on the left hand side.

Location:

Fountainhall Road is situated in the sought-after West End of Aberdeen city, an attractive tree-lined street within a conservation area. The area itself has a range of local amenities including a Co-op supermarket, dry cleaners, wine shop and pharmacy, with a wider selection of independent shopping available at Rosemount. It is well positioned for good nursery, primary and secondary schools as well as the many private schools that Aberdeen has to offer. Fountainhall Road is ideal for commuting to many parts of Aberdeen.

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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.