



**6 Beechgrove Place**  
Aberdeen, AB15 5HF

ledingham  
chalmers  
estate agency



Lounge



Kitchen



Master Bedroom

## 6 Beechgrove Place Aberdeen, AB15 5HF

### Outstanding Self-Contained Three Bedroom Flat in Sought-After Location

- Immaculately finished throughout
- Elegant lounge with feature fireplace
- Spacious kitchen with appliances included in sale price
- Outstanding master bedroom with french doors to rear
- Contemporary bathroom with white three piece suite
- Beautifully maintained rear garden with patio



Three beds.



One bathroom.



One public room.

## Outstanding Self-Contained Three Bedroom Flat in Sought-After Location

Located on a charming street in the heart of Aberdeen's sought-after Beechgrove area, we are delighted to present for sale this flawless three bedroom, self-contained flat. Deceptively spacious with generous living accommodation throughout, this property presents the discerning buyer with the ideal opportunity to purchase a property that is in true move-in condition.

Upon entering the property, an entrance vestibule adds extra privacy before giving way to a bright and welcoming hallway, which is decorated in white tones delightfully off set by beech effect laminate flooring and original hardwood doors, offering access to all internal accommodation.

The lounge is an ideal haven for relaxing, enjoying traditional features including beautiful ceiling corning, picture level dado rail and high skirtings, which add to the charm of this room. With stylish flooring and a stunning fireplace with decorative mantel offering a fabulous focal point, this room is flooded with natural light, and enjoys a pleasant outlook over the front of the property.

The kitchen is exceptionally spacious and boasts a range of fitted base and wall units, contrasting worksurfaces and a pop of colour from the calming blue splashback. This well-equipped kitchen offers integrated oven with gas hob and extractor hood above, integrated wine rack and stylish white ceramic sink with drainer, with the washing machine and fridge/freezer to remain as part of the sale.



Bedroom Two



Bedroom Three/Study



Bathroom



Rear Garden

The master bedroom is exceptional in size, and is beautifully finished with stylish grey decor and original hardwood floors. Affording a wealth of space for free-standing furniture as desired, the master bedroom is awash with light from the French doors which lead directly to the rear garden, adding to the overall charm of this room.

Bedroom Two is another generous double, overlooking the front of the property. Decorated in crisp white tones, a built-in cupboard offers additional storage options.

The third bedroom is also spacious in nature and enjoys a quiet outlook of the side of the property. Versatile in nature, this room could also double as a study or home office as desired.

Completing the internal accommodation is the contemporary bathroom. Elegantly finished in blue tones with extensive white tiling and spanish style tiled flooring with under floor heating, the white three piece suite comprises bath with mains shower and central mixer tap, WC and wash-hand basin, neatly housed within a stylish vanity unit offering low level storage, with a heated towel rail for convenience.

To the front there are two exclusively owned areas of garden laid to lawn bordered by flower beds and a central pathway leads to the entrance door. A pathway to the side shared with the upper flat leads to a locking door giving access to the rear. The exclusive rear garden has a flagstone circular decorative patio area ideal for dining al fresco, a raised vegetable plot suitable for cultivating a kitchen garden, a drying green and areas of grass and flower beds. There is a garden shed which will remain and the property also has an exclusive storage cellar suitable for storing outdoor furniture and gardening equipment.

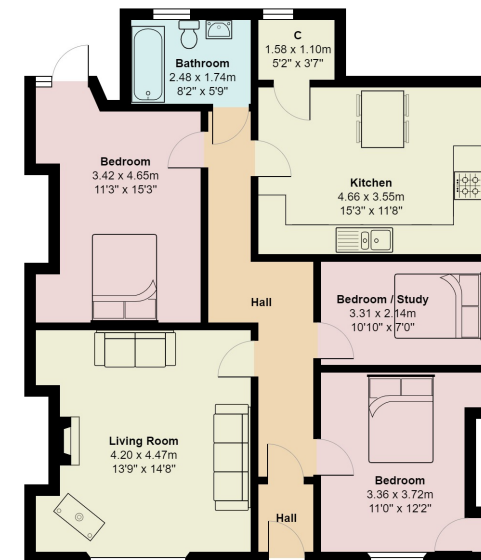
In addition to the white goods, all light fittings and blinds will be included within the sale price.

Early viewing is strongly advised for this exquisite property.

## Accommodation and plans

Lounge	13'9" x 14'8"	4.19m x 4.47m
Kitchen	15'3" x 11'8"	4.65m x 3.56m
Bedroom One	11'3" x 15'3"	3.43m x 4.65m
Bedroom Two	11'0" x 12'2"	3.35m x 3.71m
Bedroom Three/Study	10'10" x 7'0"	3.3m x 2.13m
Bathroom	8'2" x 5'9"	2.49m x 1.75m

6 Beechgrove Place



## **Directions**

Travelling west along Union Street continue onto Alford Place, Albyn Place and at the Queens Cross roundabout exit onto Fountainhall Road. At the top of Fountainhall Road turn left on Kings Gate and first right onto Gordondale Road and then first right again takes you onto Beechgrove Place.

## **Location**

Beechgrove Place is a highly desirable location, situated to the west end of Aberdeen, with the area renowned for its quality restaurants and hotels and within walking distance for your everyday needs is Rosemount with its individual shopping facilities. The area is catered for by excellent primary school at Mile End and secondary education at Aberdeen Grammar School. There are good public transport facilities making many parts of Aberdeen easily accessible from this property and a short drive leads to the main Aberdeen ring road providing commuting to both north and south.

## Arrange a viewing

Viewing By appointment telephone 07813 455259 / 07376  
557538 or by arrangement with Ledingham Chalmers on 01224  
632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)

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.