



83 Beaconsfield Place | Aberdeen | AB15 4AD

Prestigious Five Bedroom Terraced Dwellinghouse

Offers Over £600,000

We are delighted to offer for sale this most impressive, prestigious five bedroom terraced property in the heart of Aberdeen's west end, one of the most sought after city locations. The property has been decorated to the highest of standards throughout and offers the purchaser the opportunity to take occupancy with ease and enjoy this beautiful home.

Upon entering the property you are greeted with an impressive vestibule with original tiling and stained glass windows allowing entrance to the main hallway. The accommodation offers an impressive formal lounge to the front of the property which features a large bay window creating a vast amount of natural light and a pleasant outlook over the front garden. The focus of the room is a feature fireplace with a working coal fire place creating a further inviting atmosphere with the room being finished in soft neutral tones. The kitchen is set to open plan with a dining and living space, this space enjoys an attractive outlook to the rear garden with large French doors flooding the room with natural light which along with the light decor creates a very bright and airy space further enhanced by the wood burner. The kitchen itself has been fitted with a range of gloss units and co-ordinating work surfaces with a feature rough wood backing, a stylish and unique touch. Fitted appliances such as the range cooker and the American style fridge/freezer are to be included within the sale price.

Accessed from the kitchen is a long bright corridor with utility space which is cleverly designed to fit behind fitted storage offering both unit and appliance space. The corridor leads to the sun room from which there is access to the rear garden. To complete the accommodation on this level is a cloakroom offering a w.c. and hand wash basin.

To the first floor the well appointed Master Bedroom offers a large space with another feature fireplace with a working coal fire making the room easily suitable for a further public room if more suited to the purchaser. On this level there are a further two generous double bedrooms. The recently upgraded bathroom offers a white suite comprising a w.c., hand wash basin and shower over bath.

To the second floor there are two well proportioned double bedrooms, one being especially large and both finished with an attractive neutral decor. This level also offers a bathroom with w.c. hand wash basin and shower over bath along with a further room currently used as a kitchen area fitted with a small sink and breakfast bar. These amenities create an ideal space for visiting guests or to allow older children to enjoy their own space. To the exterior of the property there is a picturesque garden space offering both lawn areas and patio areas for outdoor dining and entertaining. The property also benefits from a driveway at the bottom of the garden accessed via the rear lane with garage fitted with power, light and electric door.

Ground Floor

Lounge

19'6" x 15'4" (5.95m x 4.67m) approx.

Kitchen

21'7" x 16'8" (6.58m x 5.08m) approx.

Utility Space

14'4" x 4'7" (4.37m x 1.4m) approx.

Sun Room

8'2" x 7'3" (2.49m x 2.21m) approx.

Cloakroom

8'9" x 4'4" (2.67m x 1.32m) approx.

First Floor

Master Bedroom

19'5" x 15'8" (5.92m x 4.78m) approx.

Double Bedroom

16'9" x 12'6" (5.11m x 3.81m) approx.

Double Bedroom

11'4" x 11'7" (3.46m x 3.53m) approx.

Bathroom

7'7" x 7'5" (2.31m x 2.26m) approx.

Second Floor

Double Bedroom

10'3" x 13'7" (3.12m x 4.14m) approx.

Double Bedorom

13'8" x 12'7" (4.17m x 3.84m) approx.

Kitchen Area

9'3" x 9'2" (2.82m x 2.79m) approx.

Shower Room

5'9" x 8'7" (1.75m x 2.62m) approx.

Gas Central Heating

Double Glazing

Impressive Rear Garden

Rear Driveway and Garage

EPC Band C



Lounge



Lounge



Dining Room



Kitchen



Kitchen



Sun Room



Master Bedroom



Double Bedroom



Double Bedroom



Bathroom



Double Bedroom



Double Bedroom



Bathroom



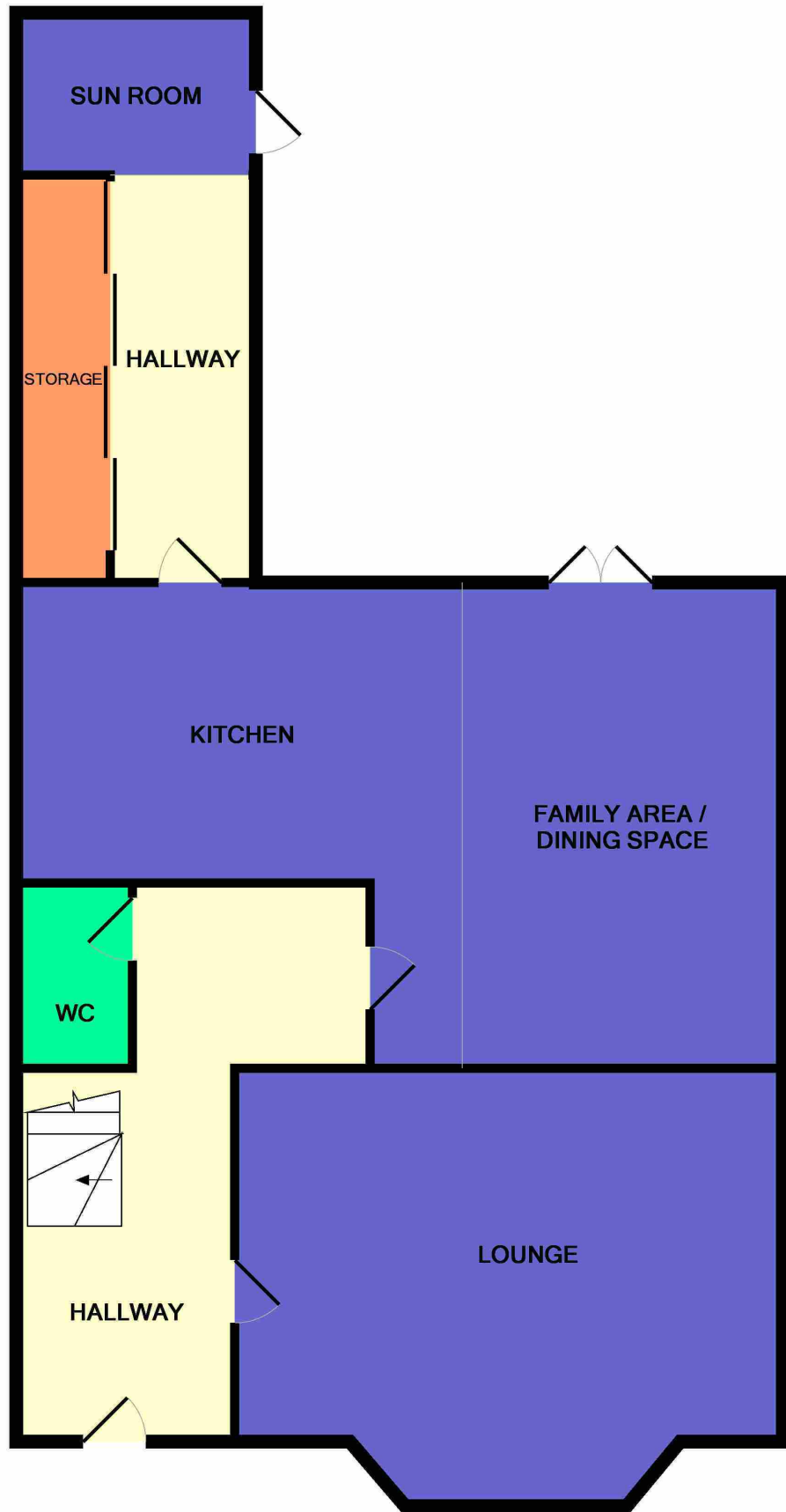
Kitchen Area



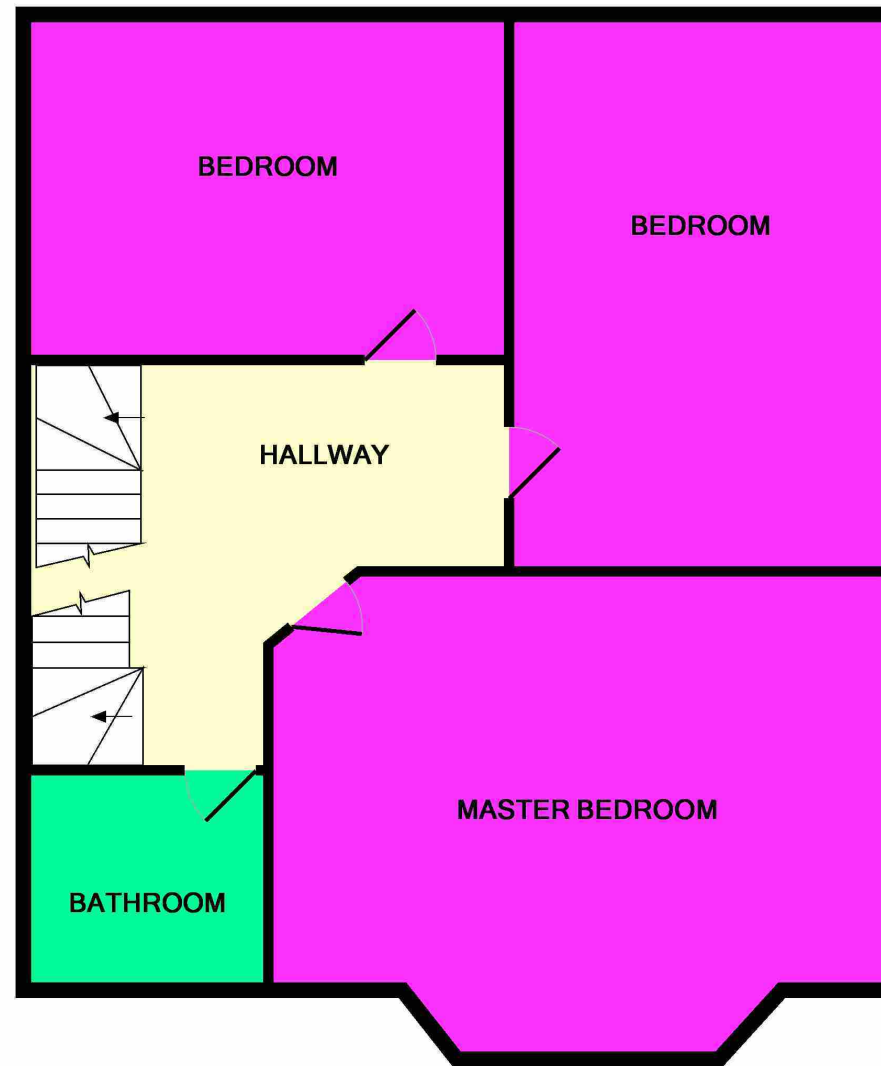
Garden



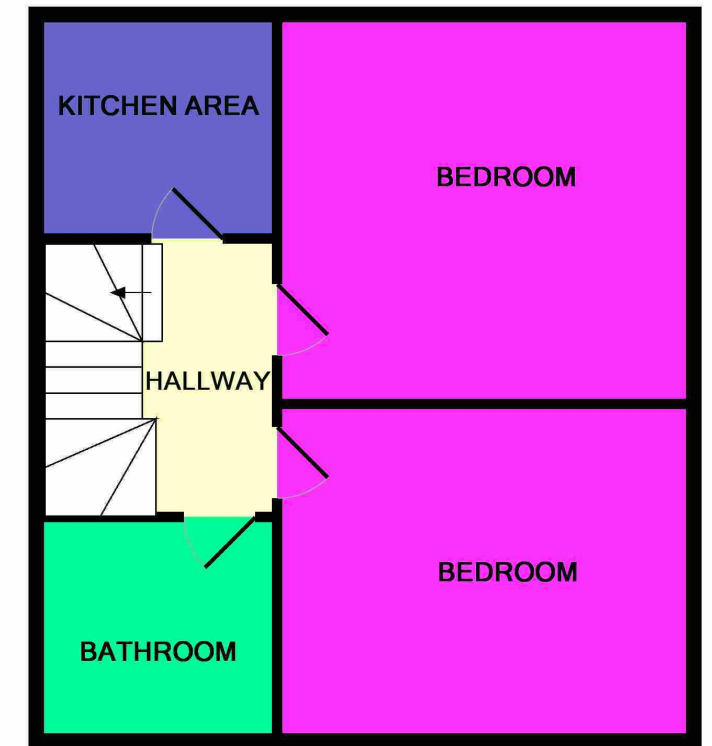
Garden



GROUND FLOOR



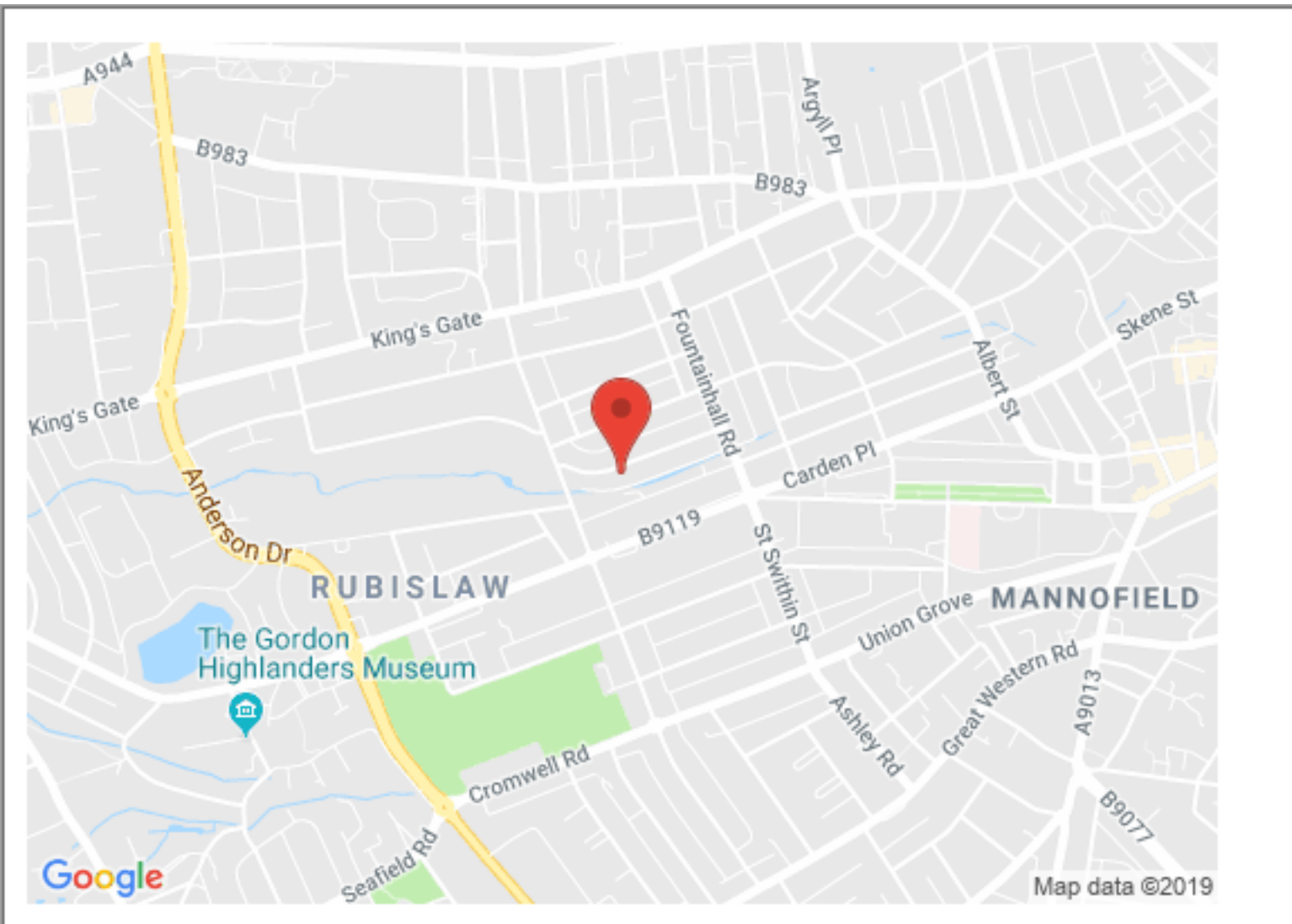
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions:

Travelling from Union Street continue onto Alford Place, Albyn Place and at the Queens Cross roundabout turn right onto Fountainhall Road. Continuing along take the first left onto Beaconsfield Place and No. 83 is situated a good distance along on the left hand side.

Location:

Beaconsfield Place is a wide tree lined street situated in the highly desirable west end area of Aberdeen. It is within walking distance of a range of local amenities and excellent primary and secondary schools and within walking distance of many of Aberdeen's private schools. The area is well served by an excellent range of quality hotels, restaurants and bars and there are good public transport facilities making easy access to the city centre. A short drive leads to the main Aberdeen ring road providing commuting to both north and south of the city. This area is also ideally placed for the oil related offices that are situated at Hill of Rubislaw.

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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.