



**86 Irvine Place**  
Aberdeen, AB10 6HB

ledingham  
chalmers  
estate agency





Lounge





Dining Kitchen



Master Bedroom

**86 Irvine Place  
Aberdeen, AB10 6HB**

**Impressive four bedroom double upper in  
sought after central location**

- Presented to an extremely high standard throughout
- Bright & spacious lounge with cast iron fireplace
- Impressive kitchen with quality integrated appliances
- Four double bedrooms with an array of space for furniture
- Beautiful family bathroom & additional shower room
- Exclusive garden and garage



**Four beds.**



**Two bathrooms.**



**One public room.**

## Impressive four bedroom double upper in sought after central location

THERE IS AN OPEN VIEWING ON SATURDAY 18 SEPTEMBER FROM 10:00 TO 12:00. FACE MASKS MUST BE WORN PLEASE

We are delighted to offer for sale this truly impressive, city centre four bedroom family home. This self contained double upper flat forms part of a traditional granite building in a sought-after west end location, within easy walking distance of the City Centre and the wide range of shops and other local amenities nearby. The property is presented to an extremely high standard whilst maintaining many original features. The property enjoys an abundance of natural sunlight, and benefits from gas fired central heating. An excellent feature is the exclusive, enclosed landscaped garden, separate stone outhouse and single garage with rear lane access. An exterior door leading to a welcoming hallway stairway with neutral fitted carpet, to upper floor, and a stunning arched window to side of property allows natural sunlight to stream into the area. The reception hall is a most inviting entrance hallway, enjoying natural wooden doors and facings in addition to decorative ceiling corning and fitted carpet. Located on the first floor is the most impressive, bright, and spacious lounge with large window overlooking Irvine Place, capturing the morning sunshine. Of feature is the attractive cast iron fireplace with attractive wooden surround set on a granite hearth housing an open gas fire. Traditional features include double skirtings and natural wooden facings, as well as decorative corning and an ornate ceiling rose. The impressive well-appointed kitchen is, fully fitted with a vast range of quality wall and base units, coordinating rolltop worksurface and tiled splash back has a range of integrated appliances including a Range Cooker with



Bedroom Two



Bedroom Three





Rear Garden

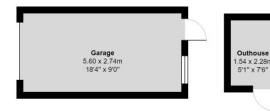


Views

Double bedroom two is an extremely versatile room, presently used as a nursery, but could equally serve as a bedroom or a dining room. The large window overlooking pleasant rear garden allows natural sunlight to stream into the room. Another impressive feature is the luxuriously appointed fitted shower room with large aqua panelled shower cubicle, WC, wash hand basin with a range of built-in cupboards complete with vanity mirror and lighting, with attractive floor tiling benefiting from underfloor heating and a heated towel rail for convenience. A stairway to the upper floor has display shelving and is host to a well-appointed cloakroom with two-piece white suite comprising W.C. and wash hand basin. On the second floor, another well-proportioned double bedroom with Velux windows to the front and rear of the property allows natural sunlight to stream into the area. A further double bedroom presently utilised as a study is also located here, with Velux windows to front and side. Completing the internal accommodation is the beautifully appointed family bathroom, which features a beautiful white suite comprising wash hand basin set within a vanity unit providing ample storage space and mirror above. The family bath has a shower attachment, co-ordinating tiling, beech flooring, and heated towel rail, with a large Velux window providing natural sunlight. Outside is the exclusive, enclosed landscaped garden with lawn, patio and attractive borders and further use of the large shared lawn/drying green. There is an exclusive stone lockable outhouse/cellar plus a single garage with up and over door, power, light and rear lane access. Rear pedestrian gate has been replaced. In addition to the garage there is free street parking to the front of the property and at the rear lane. Since the Home Report was carried out the following Category 2 items have been resolved. All external gutters have been painted and corrosion ceased.

## Accommodation and plans

Lounge	14'0" x 13'8"	4.27m x 4.17m
Kitchen	12'8" x 12'0"	3.86m x 3.66m
Master Bedroom	12'10" x 10'7"	3.91m x 3.23m
Bedroom Two	12'8" x 12'0"	3.86m x 3.66m
Shower Room	5'2" x 8'6"	1.58m x 2.59m
WC	4'8" x 3'11"	1.42m x 1.19m
Bedroom Three	11'2" x 15'7"	3.4m x 4.75m
Bedroom Four/Study	8'0" x 12'8"	2.44m x 3.86m
Bathroom	6'11" x 5'7"	2.11m x 1.7m



86 Irvine Place



## **Directions**

From the west end of Union Street turn into Holburn Street and turn right at the traffic lights into Great Western Road. At the next traffic lights turn left into Holburn Road and first right into Irvine Place. No 86 is some distance along on the left-hand side.

## **Location**

Irvine Place is situated in a peaceful yet central location in the west end of the city, with a good range of local shopping and excellent leisure facilities. The city centre shops, restaurants and bars can be easily reached by a short walk or use of the nearby bus route. The property is within walking distance of Aberdeen's west end offices and hotels. A wide range of retail stores, together with the Robert Gordon University and leisure centres can be found a short distance away in Garthdee. The excellent retail, leisure and business attractions of Aberdeen city centre is all easily accessible. Access to the Aberdeen ring road and the main road to the South is easy. Access to the nearby trading estates in Westhill and Altens is easy and the Hill of Rubislaw is even closer. There is an excellent range of Nurseries very near by all within easy walking distance. Irvine Place is also nearby the excellent Primary and Secondary Schools in the West End of the City. There are nearby parks at Johnstone Gardens, Hazelhead Park and Duthie Park with its framed Winter Gardens. Being on the West side of the City enables easy access to the beautiful Aberdeenshire countryside as well as the many Castles in Strathdee and Strathdon.

## Arrange a viewing

Viewing By appointment telephone 07901 348966 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.