



27 Carlton Place
Aberdeen, AB15 4BR

ledingham
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estate agency



Lounge



Kitchen



Dining room

**27 Carlton Place
Aberdeen, AB15 4BR**

Bright and airy three bedroom/ three public room terraced dwelling house with exclusive garden and garage.

- Stylish three bedroom terraced home
- Beautifully presented versatile accommodation
- Quality kitchen and bathroom
- Close to all local amenities
- Private front and rear gardens
- Gas central heating and double glazing



Three beds.



One bathroom.



Three public rooms.

Bright and airy three bedroom/ three public room terraced house with exclusive garden and garage.

A rare opportunity for any discerning buyer to purchase a beautiful three public/ three bedroom granite terraced dwellinghouse in a ready to walk in condition. Perfectly situated in the ever popular West end area of the city with its "Village" air, providing a wealth of specialist shops, cafes and restaurants. Aberdeen's vibrant city centre with its extensive range of shopping, business and recreation facilities are within walking distance. The property is also conveniently located in close proximity to quality nurseries and many of the cities private schools.

Immaculately presented this home has been well maintained both internally and externally. The exclusive garden to the front and the large patio to the rear, which is bordered with mature shrubs offer privacy and seclusion in a central yet tranquil location. Combining the generous room proportions, quality flooring and immaculate decor throughout makes this a superb home.

The welcoming vestibule leads to the light and airy reception hallway with attractive period features and fresh neutral decor. The large WC is handily located and has been fitted with a two piece white suite.

Viewers will surely be impressed with the stunning, expansive lounge, with elegant proportions and a superb bay window which overlooks the garden to the front. Natural light floods in and the focal fireplace with original tiling emphasises the warmth of the room. Of particular note is the semi curved wall with full height double doors opening to the dining room, creating an open plan flow for modern living.



Garden room



Bedroom one



Bedroom two



Bathroom

The dining room has full height solid wood double doors to the lounge and also leads onto the kitchen, creating an ideal layout for dining and entertaining. With a beautiful fire surround and cast iron inset, there are shelved cupboards either side and a window overlooking the garden.

The kitchen has been pleasantly presented with stylish decor and the same wood effect flooring flows throughout. There is a comprehensive range of white gloss wall and base mounted units, complimented by subway style tiling and contrasting work surface. The quality Falcon range cooker will remain as will the American style fridge freezer is The large window overlooks the garden and a door leads to the utility room.

Spacious utility room with wall and base units, stainless steel sink with jet tap and doors to the garden and garage.

Ideal for entertaining the sitting or garden room has an inside/ outside flow with double doors leading out to the garden. This versatile public room has bespoke bookcases by Lethenty Cabinetmakers, the wooden flooring contrasts well with the decor and has a beautiful wooden fire surround with cast iron inset is a striking focal point.

On the upper floor the beautiful master bedroom has crisp neutral decor and wooden flooring.. Bedroom two is equally tasteful with crisp light toned walls and quality wooden flooring The the front facing aspect allows ample natural light to flood in and the is room also has a fireplace with tiled inset and hearth. The final double bedroom enjoys a pleasant rear aspect by way of a tall window and is presented in neutral tones with wooden flooring.

Completing the accommodation is the centrally located bathroom, featuring a striking roll top bath with separate shower enclosure. The full white tiling surround and ceiling

Accommodation and plans

| | | |
|---------------|---------------|---------------|
| WC | 5'2" x 2'6" | 1.58m x .76m |
| Lounge | 18'0" x 15'2" | 5.49m x 4.62m |
| Family room | 15'6" x 11'9" | 4.73m x 3.58m |
| Dining room | 16'4" x 9'8" | 4.98m x 2.95m |
| Kitchen | 19'2" x 9'1" | 5.84m x 2.77m |
| Utility room | 9'8" x 8'7" | 2.95m x 2.62m |
| Bedroom one | 16'2" x 12'2" | 4.93m x 3.71m |
| Bedroom two | 14'3" x 12'3" | 4.34m x 3.73m |
| Bedroom three | 12'0" x 10'2" | 3.66m x 3.1m |
| Bathroom | 9'8" x 6'8" | 2.95m x 2.03m |
| Garage | 16'4" x 11'4" | 4.98m x 3.46m |

27 Carlton Place



Directions

From Holburn Junction travel west along Alford Place and continue on to Albyn Place. At the Queens Cross roundabout take the third exit on to Fountainhall Road. Turn left into Carlton Place.

Location

Carlton Place lies in the city's sought after west end and is an attractive and quiet tree lined street. Local shops and amenities are within walking distance and the subjects are in the catchment for reputable nursery, primary and secondary schools. The city centre is some fifteen minutes' walk from the property and regular public transport to this and many parts of the city is readily available. The hospital complex at Foresterhill is only a short walk away and the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city and Aberdeen airport.

Arrange a viewing

Viewing 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.