



11 Rubislaw Terrace | Aberdeen | AB10 1XE

Substantial Granite Terraced Building with Development Potential

Offers Over £750,000

We offer for sale this substantial granite four storey, terraced building, located in a prime west end location, which could, subject to obtaining the necessary planning and building consents, be suitable as a fine family residence or perhaps for the conversion to flatted dwellings. The property has been maintained in excellent order throughout and viewing is essential to appreciate the size and spaciousness of this building, which does retain some of its original period features. The property has the added advantage of rear lane access to a parking area which adds to the value of this building given its prime city centre location.,

The property is entered through an impressive entrance hallway via the original solid wood door to the reception hallway which in turn leads to the reception area and staircase to the upper floor. The first floor has a reception area with glass partition giving access to the open plan office area which has windows to the front and rear, separate office space, kitchen and toilet area, rear hall, cloakroom and access to the rear car park.

The original sweeping staircase with hardwood handrail and wrought iron staircase leads from the ground floor to the first floor and gives access to four rooms, the first of which has a deep bay window overlooking the front, original ornate cornicing and ceiling rose, marble fireplace with cast iron inset, two alcoves; rooms two and three are both to the rear, whilst room four overlooks the front.

The second floor is again of sizeable proportions and has a kitchen with cloakroom facilities located to the rear; a further lounge/office has an outlook to both the front and rear and a third room is front facing.

The lower ground floor has an entrance vestibule with double storage cupboard, office to the rear and ladies cloakroom; steps from the hallway take you to the gents cloakroom, kitchenette and on to an open plan office with glass partition and a further separate office/reception area. To the front of the building there is a further office/reception room with wooden floor, original ceiling rose and door to the entrance hallway. Access to the front of the building is available from the lower ground floor.

ACCOMMODATION

Ground Floor (67.98 sq m)

Entrance Hallway
Reception Area
Open Plan Office
Office
Toilets

First Floor (76.92 sq m)

Boardroom
Office 1
Office 2
Office 3

Second Floor (56.67sq m)

Open Plan Office
Office
Kitchenette
Toilet

Lower Ground Floor (90.02 sq m)

Open Plan Office
Office
Kitchenette
Toilets

Total 291.59 sq m (3,139 sq ft)

Gas Central Heating

EPC Band D



Reception Hallway



Staircase



First Floor Office



First Floor Feature



First Floor Office (Rear)



First Floor (alt aspect)



Office

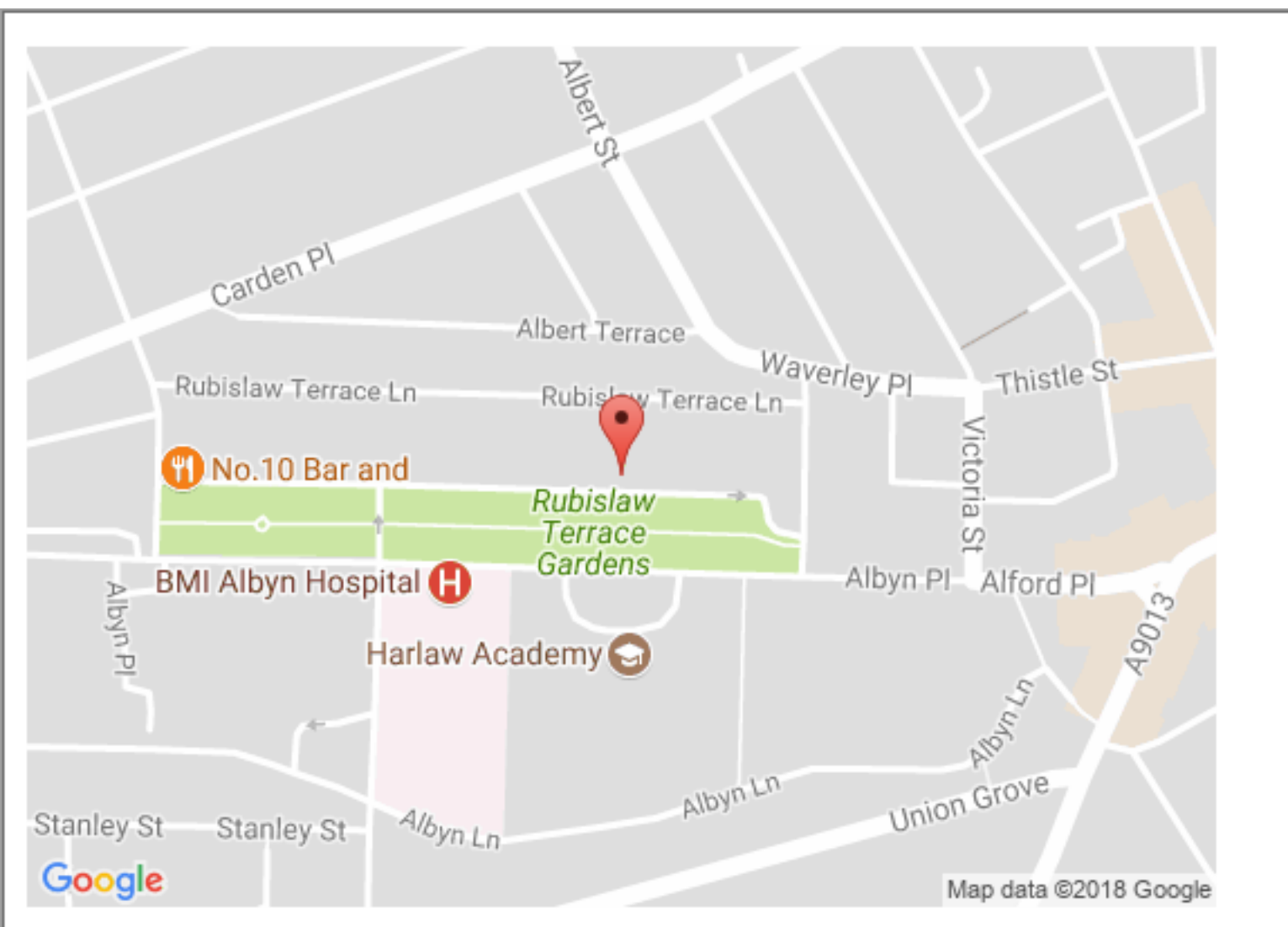


Top Floor



Lower Ground Floor

Property location



Directions: From the west end of Union Street continue along Alford Place and on to Albyn Place; turn first right (opposite Albyn Grove) and right again into Rubislaw Terrace. The property is a short distance along on the left.

Location: Rubislaw Terrace is a row of granite properties situated in the city's prestigious west end. The city centre's Union Street is a short walk giving access to a host of restaurants, shops, clubs and leisure and recreational facilities. The bus and railway stations are easily accessible, with further public transport to most parts of the city available close by.

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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.