



20 Bayview Road
Aberdeen, AB15 4EY

ledingham
chalmers
estate agency



Lounge



Lounge



Dining room

**20 Bayview Road
Aberdeen, AB15 4EY**

**Immaculately presented seven bedroom
home on one of Aberdeen's most striking
and sought after streets**

- Tastefully decorated throughout with charming period
- Incredibly versatile layout with four public rooms
- Kitchen International kitchen with Miele appliances
- Spacious gardens with large double garage to the rear
- Envious location on one of the West End's best streets



Seven beds.



Two bathrooms.



Four public rooms.

Immaculately presented seven bedroom home on one of Aberdeen's most striking and sought after streets

We are delighted to offer for sale this immaculately presented granite semi-detached home, located in one of the most desirable streets in Aberdeen's prestigious West End. The property has been upgraded to the highest of standards throughout by the current owners, with high specification finishes found in each room. The accommodation spans over three spacious floors, with period features, including ornate ceiling cornices, having been lovingly maintained and restored which retains the properties charm along with being an incredibly stylish and modern family home. The gas central heating system was upgraded with a large capacity boiler in 2019, which is still under warranty, and with a state of the art security alarm system with CCTV this is a fantastic opportunity to purchase a loved family home with minimal work required.

Upon entering the property you are immediately greeted by an attractive entrance vestibule with beautiful flooring and traditional glass door allowing light to flood through to the reception hallway. The reception hallway provides access to most of the ground floor accommodation and houses the elegant staircase which boasts traditional balustrades and handrail. Towards the rear of the hallway there are two sizeable storage cupboards, one is a large coat cupboard and the other a large cupboard under the stairs allowing access to the under floor area below. The striking and very bright drawing room is located to the front of the property and boasts glorious views over the front garden through a large bay window. There is a beautiful feature fireplace centrally placed between two alcoves adding drama and sophistication to the room. The dining room is a fantastic size, and similar to the drawing room, benefits from a large bay window over looking



Kitchen



Breakfast room



Master bedroom



Patio area

The kitchen is located in the heart of the home and has been cleverly designed in collaboration with Kitchen International, using only the highest quality products. The kitchen units and cupboards are fitted with high gloss doors and completing worktop with hidden sockets. A useful appliance drawer can be found in the corner of the room which is fitted with electric points to provide storage for day to day appliances. There are speakers in the ceiling along with an extensive range of Miele integrated appliances and a Quooker tap which are all included as part of the sale.

The breakfast room is located off the kitchen and is a great place for informal dining and entertaining. A large storage cupboard to the back wall and ceiling speaking have been fitted to match those found in the kitchen to provide perfect unity between the two rooms. Multiple windows create a light and airy feeling with door out to the garden helping to open up the room further and invite the outdoors in. This room also provides access to a WC, storage cupboard, access to the Playroom/ office/ gym above and large utility room which is beautifully designed with striking flooring and matching base and wall units to those in the kitchen. The Miele washing machine and tumble dryer are included in the sale.

The Playroom/ office/ gym is located above the breakfast room and is a fantastic versatile space which could be used for a variety of purposes to suit the needs of busy family life. This would also make a fantastic additional office space or gym away from the hustle and bustle of the home and benefiting with views over the garden.

The wide carpeted staircase with carved wood balustrades ascends you to the first floor landing. This floor hosts four of the seven bedrooms, with the master bedroom to the front of the property boasting intricate ceiling cornices, feature fireplace and large bay window.

Bedroom four is currently used as a sophisticated home office, with high quality storage and shelving units. There is also a retractable desk which can be found in the tall unit closest to the window. Similar to all of the other bespoke units it is fitted with multiple electric socket. A family bathroom serves this floor and has been modernised in recent years with free standing bath, large walk-in shower unit, heated towel rails and two stunning sky lights. The accommodation on this floor is completed by a double bedroom with large window overlooking the rear garden and double bedroom to the front of the property again with large window overlooking the front garden and is currently used as a dressing room. The second and final floor is a fantastic children or guest haven, with sizeable shower room with enviable views over the city and beyond. Bedroom five and six are both fitted with bespoke built-in wardrobes and charming window seats, providing the perfect spot for reading and taking in the views. The seventh bedroom is currently used as a living room and also benefits with bespoke units to provide ample storage and a useful desk.

Externally the property has two private gardens, one to the front and another to the rear. The front garden is well landscaped, with perfectly placed plants and scrubs to frame the property and its path from the street. The rear garden has also been well landscaped to provide a beautiful outdoor space, with emphasis on it being low maintenance. There are areas of lawn, mature shrubbery, fruit trees and patio areas. There is also electricity fitted half way down the garden should a pond want to be installed in the future. At the bottom of the garden a sizeable garage can be found, which is accessed via a private lane which runs behind the properties on the street. This lane is fitted with an electric gate making it safe for children and pets. Due to the positioning of the property at the end of the lane, this has resulted in the rear garden being very deep.



Rear garden



Rear garden

Accommodation and plans

Drawing room	18'5" x 18'10"	5.61m x 5.74m
Dining room	16'5" x 16'1"	5.01m x 4.9m
Kitchen	12'5" x 14'5"	3.79m x 4.4m
Breakfast room	10'9" x 15'7"	3.28m x 4.75m
Utility room	5'7" x 11'4"	1.7m x 3.46m
Playroom/ office/ gym	9'11" x 14'1"	3.02m x 4.29m
Bathroom	6'7" x 21'0"	2.01m x 6.4m
Master bedroom	15'2" x 18'10"	4.62m x 5.74m
Bedroom two	15'2" x 16'1"	4.62m x 4.9m
Bedroom three / dressing room	12'2" x 14'0"	3.71m x 4.27m
Bedroom four/office	12'1" x 14'6"	3.68m x 4.42m
Bedroom five	13'11" x 17'3"	4.24m x 5.26m
Bedroom six	13'11" x 15'6"	4.24m x 4.73m
Bedroom seven/living room	13'7" x 14'8"	4.14m x 4.47m
Shower room	9'7" x 10'3"	2.92m x 3.12m

20 Bayview Road



Directions

Bayview Road is one of Aberdeen's most exclusive locations, situated on a quiet tree-lined street within the popular West End. The property is ideally placed for the city centre and a variety of private schools including the Albyn and St. Margarets. The property falls within the catchment area of Ashley Road, St Josephs Primary School and Aberdeen Grammar. There is a regular public transport on Queens Road. Aberdeen's main ring road route is also nearby giving access to both North and South of the city.

Location

From the West end of Union Street proceed onto Alford Place continuing onto Albyn Place. On reaching Queens Cross roundabout proceed ahead onto Queens Road. At the next roundabout continue on Queens Road. Bayview Road is located some distance on the right hand side. Number 20 is located at the far end of the road on the right.

Arrange a viewing

Viewing By appointment telephone 07742569293 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.

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