



60 Rubislaw Den South
Aberdeen, AB15 4AY

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Hallway



Sitting room



Dining room

60 Rubislaw Den South Aberdeen, AB15 4AY

Immaculately presented nine bedroom
granite home with extensive living space

- Prestigious west end location
- Accommodation spans over three spacious floors
- Beautiful period features throughout
- High specification is found throughout
- Superb garden grounds with garage



Nine beds.



Four bathrooms.



Four public rooms.

Immaculately presented nine bedroom granite home with extensive living space

60 Rubislaw Den South lies on one of Aberdeen's most striking and sought after streets. Travelling up the broad tree lined road, the property is located to the right, with its presence and elegance noticeable already from the road side. It is an attractive property inside and out and can be dated back to 1895, with original features having been lovely restored and complimented with more modern appliances and features.

The beautifully ornate gate and railings, set the scene to entering the property's breath-taking grounds and attractive frontage. The gate is controlled by a secure intercom system and provides access to the large drive way which can host a multitude of cars. Upon entering the property the standard of quality finish can be noticed straight away, with the high level of detail and style being translated on all three of its floors. Making 60 Rubislaw Den South one of the luxurious homes to be found in Aberdeen's West End.

The spacious ground floor hall way has distinct ceiling cornice, paying homage to the properties historic past. Parkay flooring guides you to stylish lounge with wood burner and large bay window, dining room which boasts a large twelve seat dining table and impressive wine wall. A state of the art cinema room can be found to the rear of the property and is fitted with a high quality projector and sound system, with 12 electric cinema chairs to enjoy your favourite films in true style.

The ground floor family bathroom is fully tiled and has been finished off with a stunning free standing bath and spacious walk in shower. A modern kitchen, family room and utility completes the extensive ground floor accommodation.



Cinema



Kitchen



Kitchen

The family room hosts a large L-shaped sofa, with an exposed granite brick wall giving the room some extra depth and helps separate the two spaces. The kitchen has been finished off to the highest of standard, with a real show room feel. With Miele appliances, 4 burner gas hob, wine fridge and curved breakfast bar with seating makes this kitchen the perfect entertaining space, as well as being incredible practical for day to day family life. The utility is fitted with multiple wardrobes and storage cupboard and provides access to a modern wc and the rear garden.

A wide carpeted staircase with carved open painted wood balustrades ascends you to the first floor landing, with a large striking stain glassed window flooding the area with light and grandeur. The first floor hosts five of the eight bedrooms, all of which are decorated in a neutral colour palette, with a large bedroom to the front of the property boasting intricate ceiling cornices, large bay window and the master bedroom is completed with an en suite. A family bathroom with a luxurious corner jacuzzi bath and large study with great views over the extensive rear garden, can also be found on this floor.

The second and final floor is a fantastic kid's haven, with commissioned graffiti artwork and 4 large TV's demonstrating what could be a great multi-user gaming area, which will be the envy of every child. There are three bedrooms, all generous in size, and family bathroom with walk in shower, all contained within the top floor.

Externally the property enjoys beautifully landscaped grounds, with grass and patio areas, all with a high degree of privacy from surrounding properties. A wood store can also be found to the side of the property which serves wood for the wood burning stove found in the lounge.

The private Rubislaw Den Policies is also available to residents,



Master bedroom

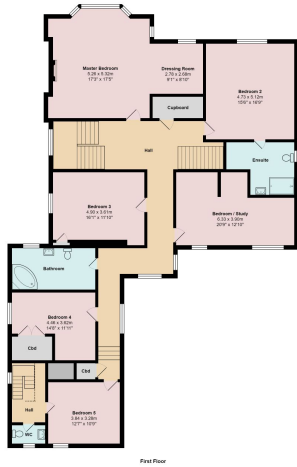
Accommodation and plans

Sitting room	17'0" x 17'5"	5.18m x 5.31m
Dining room	15'0" x 17'5"	4.57m x 5.31m
Cinema	15'0" x 16'2"	4.57m x 4.93m
Family room	17'0" x 11'5"	5.18m x 3.48m
Kitchen	24'3" x 20'8"	7.39m x 6.3m
Utility room	10'7" x 14'1"	3.23m x 4.29m
Mater bedroom	17'3" x 17'5"	5.26m x 5.31m
Bedroom two	15'6" x 16'9"	4.73m x 5.11m
Bedroom three	16'1" x 11'10"	4.9m x 3.61m
Bedroom / study	20'9" x 12'10"	6.33m x 3.91m
Bedroom four	14'8" x 11'11"	4.47m x 3.63m
Bedroom five	12'7" x 10'9"	3.84m x 3.28m

60 Rubislaw Den South



Ground Floor



First Floor



2nd Floor

Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. Proceed straight ahead at the Queens Cross roundabout on to Queens Road. Turn right at the next roundabout on to Forest Road. Turn first left into Rubislaw Den South and number 60 is on the right hand side.

Location

Rubislaw Den South is a wide tree lined street with a range of superior period residences located in the prime west end of the city and arguably one of the finest and most sought after addresses in Aberdeen. The property has easy access to the city centre, the business communities on Carden Place and Albyn Place and the ring road, giving easy access to Aberdeen Airport and areas to the north and south of the city. The property is also within easy reach of a selection of hotels, restaurants and café bars on Queens Road. Schools serving the area are Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations while there are several private schools close by.

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.