



**103A Beaconsfield Place**

Aberdeen , AB15 4AD

ledingham  
chalmers  
estate agency





Lounge





Dining kitchen



Master bedroom

**103A Beaconsfield Place  
Aberdeen , AB15 4AD**

**Superb three bedroom Granite apartment  
with garage**

- Beautiful Period flat with versatile accommodation
- Three generously proportioned bedrooms
- Walk into condition with tasteful decor
- Close to all local amenities
- Parking and garage exclusive to the property
- Gas central heating and double glazing



**Three beds.**



**One bathroom.**



**One public room.**



## Superb three bedroom Granite apartment with garage

A fantastic opportunity for any discerning buyer to purchase a beautiful three bedroom top floor granite apartment which boasts an abundance of period features including high skirtings and ceilings. The flat occupies the entire top floor of the building and shares an entrance with only one other property at first floor level.

Perfectly situated in the ever popular West end area of the city providing a wealth of specialist shops, cafes and restaurants. The property is also conveniently located and in close proximity to the main hospital complexes serving the city.

The property has been well maintained both internally and externally. The neat garden with lined pathway to the front entrance and the patio to the rear offer privacy and seclusion in a central yet tranquil location. Combining the garage to the rear, ample parking, generous room proportions and immaculate decor throughout makes this a most special home.

Set back from Beaconsfield Place, the flat is easily accessed to the side of the granite building. The welcoming communal vestibule leads to the wide and airy staircase to the exterior door. Upon entering the spacious hallway there is attractive carpeting and fresh neutral decor is light and welcoming, two large cupboards cater for all storage requirements.

Viewers will surely be impressed with the stunning, expansive South facing lounge, with elegant proportions and a superb, double windows which overlooks the rear. Natural light floods in and the focal fireplace with original tiling emphasises the warmth of the room.



Bedroom two



Shower room





Hallway

Ideal for entertaining, the dining kitchen has been pleasantly presented with stylish decor. There is a comprehensive range of beech wall and base mounted units, complimented tiling and contrasting work top. The gas hob, electric oven and overhead extractor are inset to the unit and the range of free standing kitchen white goods will remain as part of the sale. The large windows maximise the open leafy outlook. There is ample space for a table and chairs.

The beautiful master bedroom has crisp neutral decor and coordinating carpeting. The bank of wardrobes with mirror inset front doors helps reflect light from the two large windows, giving the room a calm peaceful atmosphere. Bedroom two is equally tasteful with crisp neutral walls and quality carpeting. Bedroom three is a good sized bedroom which can be utilised as a home office if required.

Completing the accommodation is the superb shower room and separate WC. Featuring a striking large inset shower enclosure, the shower room is contemporary in design, with modern tiling, ceiling spotlights, white WC and sink with storage underneath.

There is a large attic space for the property which adds additional storage and externally there is a secure cellar, perfect for bike storage which is exclusive to the flat. There is a large, shared south-facing garden/patio area, part of which is exclusive to the property and in addition, the flat has the benefit of a garage with rear lane access.

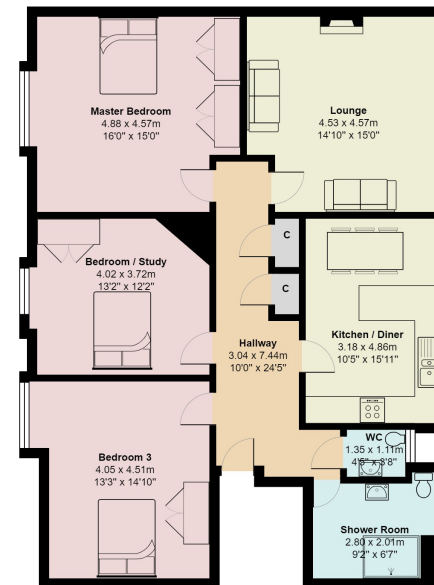


Garden & garage

## Accommodation and plans

|                |                |               |
|----------------|----------------|---------------|
| Hallway        | 10'0" x 24'5"  | 3.05m x 7.44m |
| Lounge         | 14'10" x 15'0" | 4.52m x 4.57m |
| Kitchen/ diner | 10'5" x 15'11" | 3.18m x 4.85m |
| Master bedroom | 16'0" x 15'0"  | 4.88m x 4.57m |
| Bedroom/ study | 13'2" x 12'2"  | 4.01m x 3.71m |
| Bedroom three  | 13'3" x 14'10" | 4.04m x 4.52m |
| Shower room    | 9'2" x 6'7"    | 2.79m x 2.01m |
| WC             | 4'5" x 3'8"    | 1.35m x 1.12m |

103A Beaconfield Place



## **Directions**

From the West End of Union Street proceed ahead onto Alford Place and then onto Albyn Place. Upon reaching the Queen's Cross roundabout, take the third exit onto Fountainhall Road. Turn left into Beaconsfield Place.

## **Location**

Located in the heart of Aberdeen's vibrant West End, close to artisan shops, popular hotels, reputable restaurants and wine bars, the property is within easy reach of the City Centre. There are a wide and varied range of amenities on offer close by which include leisure activities and public transport links. The property is situated in an excellent school catchment area – Ashley Road Primary School and Aberdeen Grammar Secondary School. The main arterial route through the City is also close at hand ensuring ease of access to the hospital complexes, oil related offices, leisure and retail outlets at Bridge of Dee and beyond.

## 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.