



82 Blenheim Place,
Aberdeen, AB25 2DY

Offers over **£295,000**

**ledingham
chalmers**
estate agency



Lounge



Hallway



Dining room

Deceptively spacious, self contained, four bedroom double upper property

- Situated in a West End, tree lined street, close to amenities
- Traditional granite building with a wealth of period detail
- Spacious Lounge with large front aspect bay window
- Well proportioned Kitchen
- Spacious bedrooms
- Good size, well maintained rear garden, with outbuildings



Four beds.



Three bathrooms.



Two public rooms.

We are delighted to offer for sale this beautifully presented four bedroom self contained traditional upper flat in a highly desirable West End location.

The property is presented in good order throughout with many traditional characteristic features enhanced by tasteful décor. On entering the property there is a traditional mosaic tiled hall with exterior doors to both front and rear.

A carpeted staircase leads to the first floor reception hall, which gives access to the spacious first floor accommodation and useful storage cupboard.

A bright, well proportioned lounge with bay window finished with curved walls on both sides is situated to the front of the property. It has a traditional feature fireplace which adds to a warm and inviting atmosphere to the room.

The open plan dining room is accessed from the reception hall via an arch, a perfect area for entertaining while enjoying the lovely rear garden views.

A most attractive feature of the property is the large luxury kitchen fitted with a superb range of quality units incorporating excellent built-in and integral appliances, this area is complemented by tiled effect flooring and gains natural light through two windows and a further large Velux window.

Bedroom one is of excellent proportions boasting a large front facing window and modern en suite shower room. To complete the first floor accommodation is a further bedroom located opposite Bedroom one. This is a very versatile bedroom. It would work well as a dressing room or home office.



Kitchen



Bedroom



Bedroom



En suite

A few steps from the reception hall, lead to a mezzanine floor where the bathroom is situated. It has a three piece suite, comprising bath, modern black hand wash basin, both with waterfall taps and wc. The bathroom is of modern design and partially tiled.

The upper floor has a good sized double bedroom with en suite shower room and an exceptionally large guest bedroom. which is exceptionally large. Both bedrooms benefit from Velux windows and built-in wardrobes.

In addition the property is serviced by full gas central heating and high quality double glazing, to the rear is a shared lawn with shrubbed and decked areas, shared outhouse with large floored loft space and a coal cellar. There is a rear gate which gives access to Blenheim Lane.

Accommodation

Lounge	13'7" x 16'3"	4.14m x 4.95m
Kitchen	18'1" x 9'1"	5.51m x 2.77m
Dining room	10'2" x 9'0"	3.1m x 2.74m
Bedroom	14'1" x 12'10"	4.29m x 3.91m
Bedroom	11'1" x 6'8"	3.38m x 2.03m
En suite	10'1" x 3'11"	3.07m x 1.19m
Bedroom	10'1" x 24'11"	3.07m x 7.6m
Bedroom	10'5" x 16'2"	3.18m x 4.93m
En suite	5'8" x 6'4"	1.73m x 1.93m
Bathroom	6'5" x 6'1"	1.96m x 1.85m



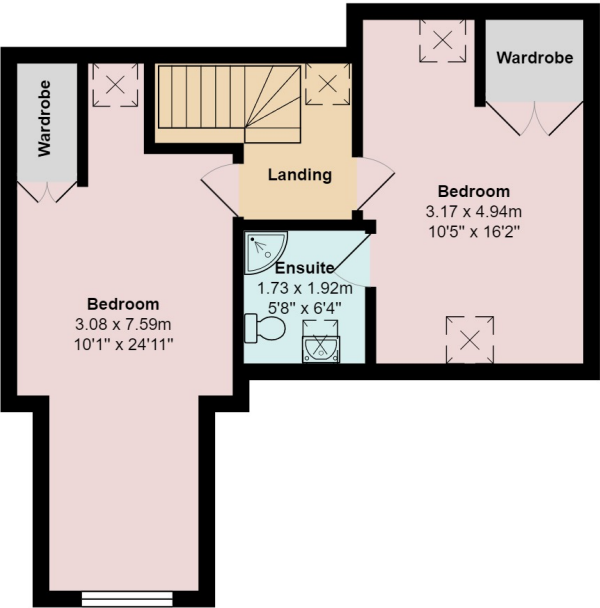
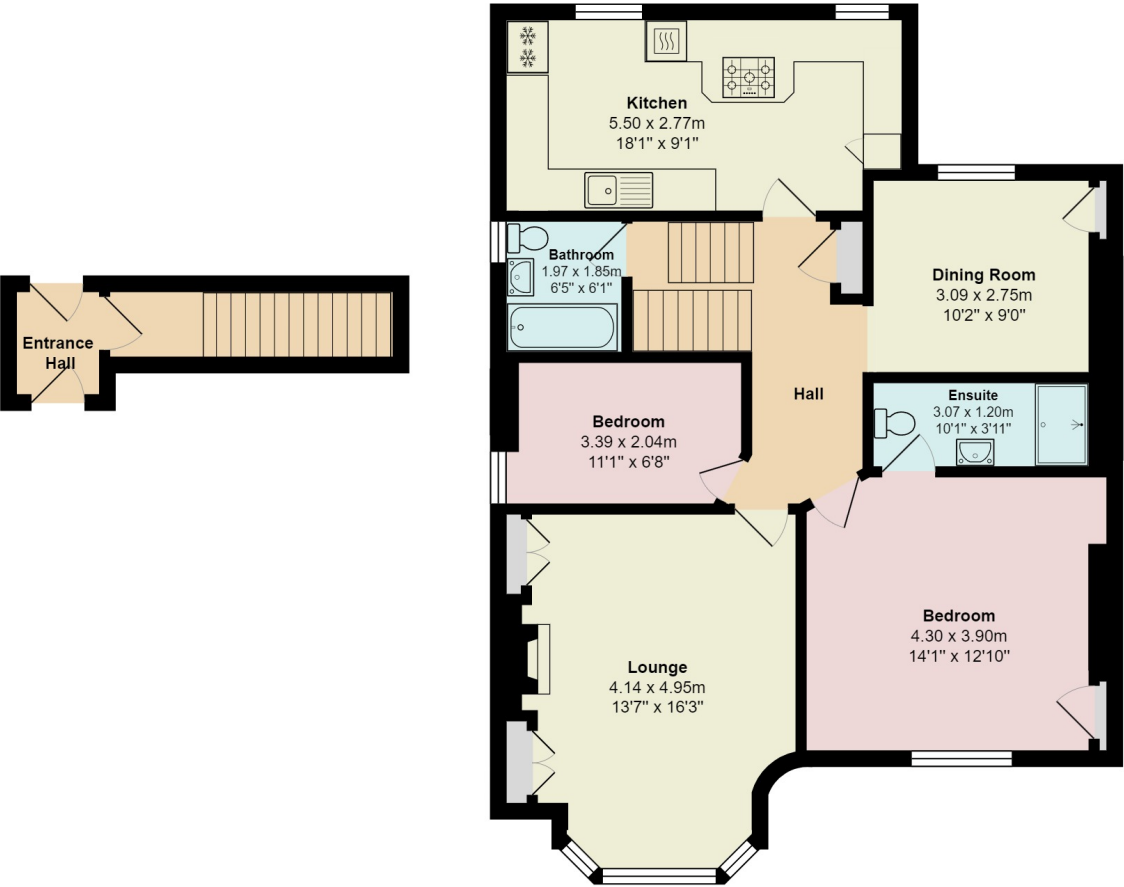
Front garden



Rear garden

Floorplan

82 Blenheim Place



Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queens Cross roundabout exit onto Fountainhall Road. Continue a short distance along Fountainhall Road and turn right onto Desswood Place, continuing along turn right onto Blenheim Place and No. 82 is situated a short distance along on the left hand side.

Location

Blenheim Place lies in the city's west end with a wealth of cafes, shops and amenities within walking distance. Well placed for those working within the Queens Cross and Albyn areas of the city, the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen airport. Reputable nursery, primary and secondary schools are in the area and regular public transport to many parts of the city is readily available.

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.