



**42 Devonshire Road**  
Aberdeen AB10 6XR

**ledingham  
chalmers**  
estate agency



Hallway



Lounge

## Beautifully presented, four bedroom double upper with garden and off street parking

- Fantastic location
- Off street parking via the gated driveway at the rear
- Bright Lounge with bay window
- Contemporary Kitchen and Bathroom
- Four well-proportioned Bedrooms
- Exclusive and private rear garden



Kitchen/Diner



Four beds.



One bathroom.



One public room.

**Situated in a peaceful wide tree-lined street in Aberdeen's West End we are delighted to offer for sale this beautiful self-contained four bedroom, double upper flat, spanning two levels which is presented in a ready to walk in condition.**

The property has been well maintained both internally and externally, is conveniently located in close proximity to many amenities and schooling which serves the city and has a light and airy aspect throughout.

The welcoming vestibule with mosaic tiling leads to the entrance staircase to the first floor hallway thereafter providing access to the principal rooms, with another staircase to the top floor.

Viewers will surely be impressed with the stunning, expansive lounge, with elegant proportions and a superb, curved bay window that overlooks the front. Natural light floods in and the focal fireplace with traditional surround and hearth emphasises the warmth of the room.

Ideal for entertaining, the dining kitchen has been pleasantly presented with neutral decor and stylish floor tiling which flows well with the soft colour palette. There is a comprehensive range of base and units along with integrated appliances, complimented by a tiled splash back and solid wood work top. All white goods will be included within the sale.

The conveniently located utility room offers space for under counter appliances and also features a large cupboard offering fantastic storage. A staircase leads down to the rear door to the garden.

The first bedroom is a well proportioned double and a peaceful haven, with neutral carpeting and wall decor and soft furnishing to highlight and contrast the overall charm.



Kitchen/Diner



Bedroom



Bedroom



Bedroom

The second double bedroom is also a spacious double, is decorated in neutral tones and enjoys a front aspect.

Ascending the stairwell to the upper landing you will find two more bedrooms and the family bathroom. The hallway benefits from useful eaves storage.

The third bedroom is of fantastic proportions and features a box bay window with lovely far reaching views and allows a high ingress of natural light to flood in. The fourth bedroom is located to the front of the property and benefits from a feature fireplace and velux window. Ample space is afforded in both rooms for a variety of free standing furniture.

The striking bathroom completes the accommodation internally and has been completed with stylish tiling in the wet areas and complimenting wall decor. The white three piece bathroom suite has a bath with mains shower overhead, WC and wash hand basin.

Combining generous room proportions, quality flooring and immaculate decor throughout makes this a most special home.

To the rear there is an exclusive garden which has been fully fenced off offering privacy and seclusion in a central yet tranquil location. Additionally there is also a gated driveway providing off street parking.

## Accommodation

Lounge	16'5" x 13'9"	5.01m x 4.19m
Kitchen	17'8" x 11'8"	5.39m x 3.56m
Utility Room	6'6" x 8'9"	1.98m x 2.67m
Bedroom	15'0" x 10'1"	4.57m x 3.07m
Bedroom	12'5" x 16'6"	3.79m x 5.03m
Bedroom	15'6" x 18'4"	4.73m x 5.59m
Bedroom	14'7" x 8'4"	4.45m x 2.54m
Bedroom	14'7" x 7'7"	4.45m x 2.31m

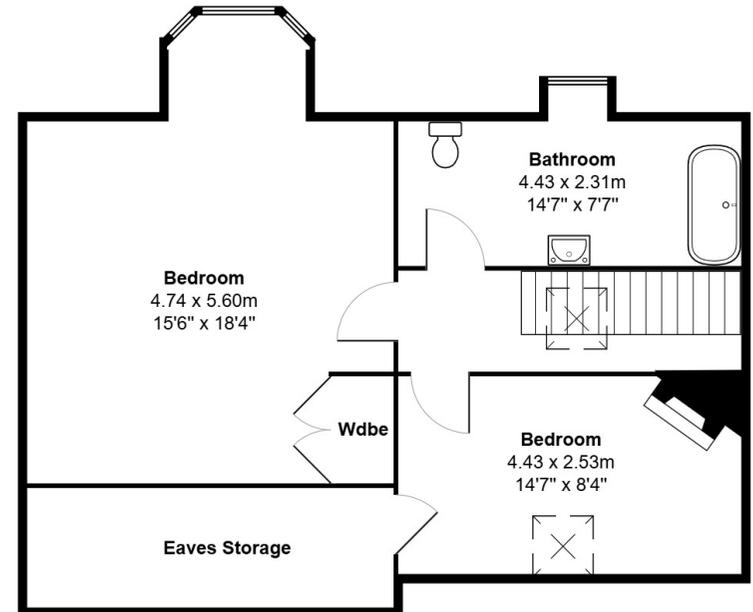
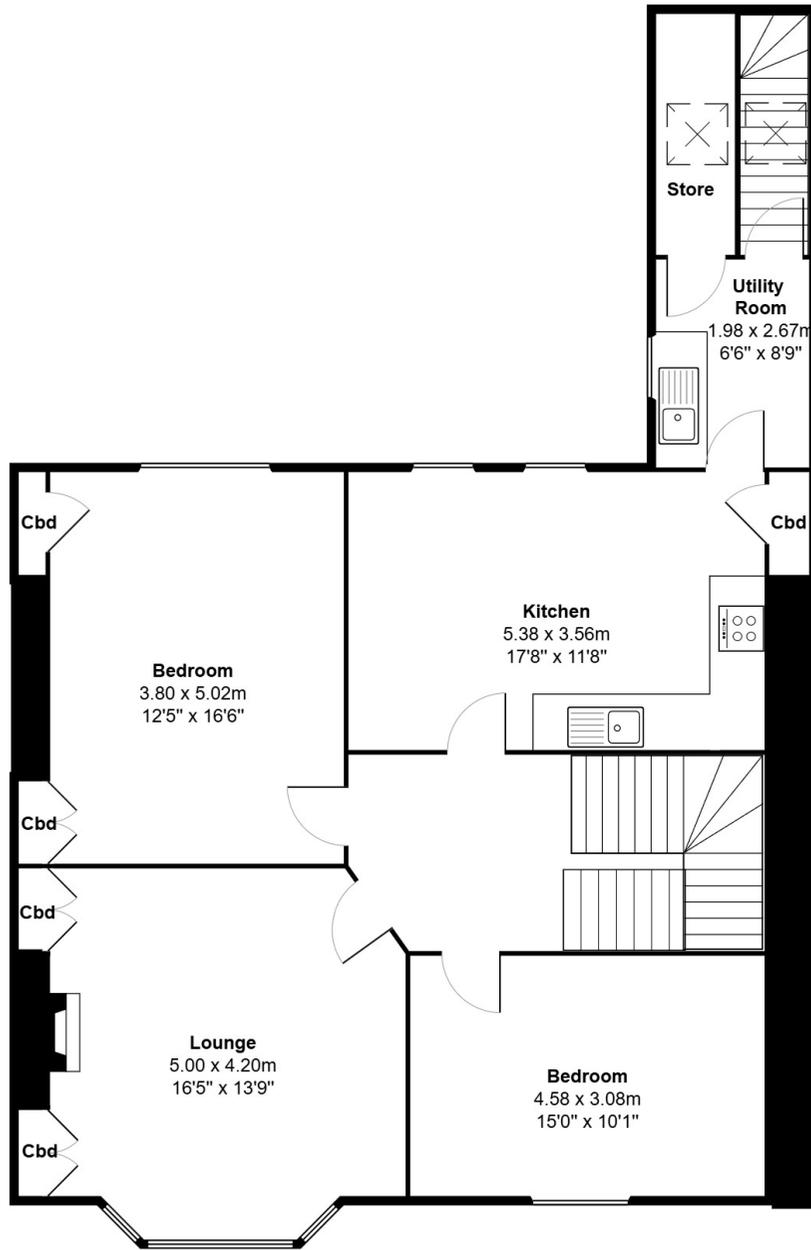


Bathroom



Garden

42 Devonshire road  
**Floorplan**



## Directions

From Holburn Junction, at the west end of Union Street, head west on the A944 Alford Place, Albyn Place leading to Queen's Road; at the roundabout at Queens Cross turn left into St. Swithin Street and then take the 3rd opening on the right into Devonshire Road. Proceed along Devonshire Road and No. 42 is on the right hand side about half way along the street.

## Location

Devonshire Road is a desirable street located to the West End of Aberdeen City, within walking distance of an excellent range of popular coffee shops, hotels, bars and restaurants. The city centre is within easy reach with its further shopping, recreational and leisure facilities. The area is convenient for access to the main Aberdeen ring road which provides commuting to both north and south of the city. The area is also well served by good public transport facilities making many parts of the city easily accessible from the property.

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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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