



**6 Brighton Place,**  
Aberdeen, AB10 6RS

ledingham  
chalmers  
estate agency





Lounge





Kitchen Diner

## Impressive family home with modern kitchen/diner and single garage

- Deceptively spacious home over three levels
- Versatile accommodation offers ample versatility
- Stunning lounge with period features
- Five bedrooms with two bathrooms
- Tranquil rear garden with area of patio and lawn
- Single garage with rear lane access



Family Room



**Five** beds.



**Two** bathrooms.



**Two** public rooms.

**We are delighted to offer for sale this well presented five bedroom family home, forming part of a terrace of fine granite homes in the West End of Aberdeen.**

This property has retained many fine period features such as high corniced ceilings and panelled doors whilst being upgraded to a high standard of specification. All rooms are well proportioned and in immaculate order throughout with tasteful neutral decoration and co-ordinating flooring allowing any buyer to move in with ease.

The entrance vestibule benefits from traditional tiling to the floor with a partially glazed door into the main internal hallway. This room enjoys a warm and inviting atmosphere with quality oak wooden flooring, storage cupboard and impressive stair case to the upper floors.

The spacious lounge lies to the front of the home and is a particularly attractive room with high ceiling, front aspect window and feature fireplace. This is an elegant room filled with many fine period features and quality wood flooring.

Viewers are sure to be impressed by the expansive open plan family room/ kitchen diner, which offers an enviable space to entertain while being perfect for family life. The family room is a cosy retreat, with log burner and Aberdeen Press cupboard. Down a couple of steps is the modern kitchen diner, which forms part of a rear extension added by the current owners. The kitchen diner is filled with light through its half vaulted ceiling sky lights and large sliding glazed door with large windows either side, which frames the garden views perfectly. The John Lewis kitchen is completed to a high finish, with beige coloured units, Maia work surface and splashback. There is a host of integrated Miele and Neff appliance and a large island.



Principal Bedroom



Shower Room





Bedroom



Bedroom

A family bathroom comprising bath with overhead shower, wc and hand wash basin is located to the left of the stairs from the main internal hallway.

Ascending the carpeted staircase to the first floor, an impressive window fills the hallways and stair case with an abundance of natural light.

On the first floor there are three bedrooms, with one currently being used as a home office. The shower room has been recently upgraded and includes a large walk-in shower enclosure, wall mounted vanity unit, WC, towel rail and striking wall tiling. Black accents and recessed shelf adds a sleek and modern finish.

The upper floor hosts two sizeable double bedrooms with either front or rear aspects. There is also a box room which would make an excellent dressing room or with the correct planning consent in place could be turned into a shower room.

Outside, the front garden is bound by a wrought iron fence with gate. There is a slabbed path leading to the front door, with small area of lawn giving for a peaceful outlook from the lounge.

The rear garden is a peaceful space to enjoy all year round, with slabbed patio located by the kitchen/diner. There is an area of lawn boarded by a slabbed path and mature flower beds at either side. To the bottom of the garden is a single garage with up and over door. There is a second patio area by the garden which is a nice spot for garden furniture, it is however believed this could be used for off street parking, with the correct consent in place. There is a gate by the garage which leads out to the rear lane.



Accommodation

Living Room	15'5" x 16'3"	4.7m x 4.95m
Family room	11'11" x 17'0"	3.63m x 5.18m
Kitchen	8'4" x 15'7"	2.54m x 4.75m
Dining area	11'3" x 15'7"	3.43m x 4.75m
Principal bedroom	12'7" x 16'5"	3.84m x 5.01m
Bedroom	8'11" x 16'10"	2.72m x 5.13m
Bedroom	8'6" x 15'10"	2.59m x 4.83m
Shower room	4'9" x 9'11"	1.45m x 3.02m
Bedroom	11'1" x 14'2"	3.38m x 4.32m
Bedroom	14'3" x 9'3"	4.34m x 2.82m
Box Room/Bedroom	7'7" x 8'2"	2.31m x 2.49m

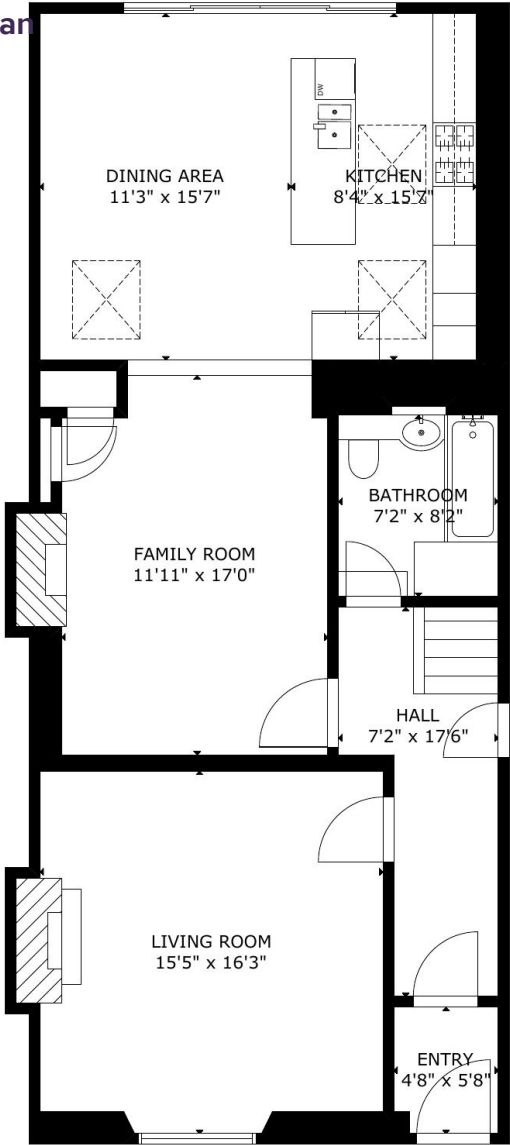


Rear Garden

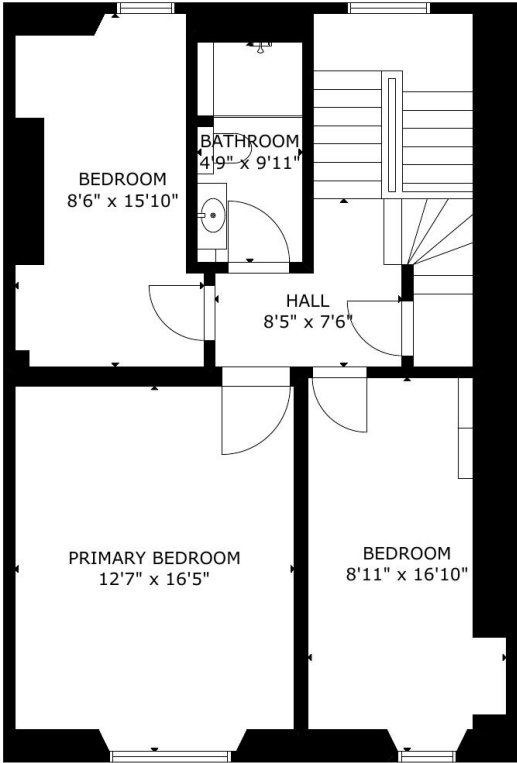


Garage

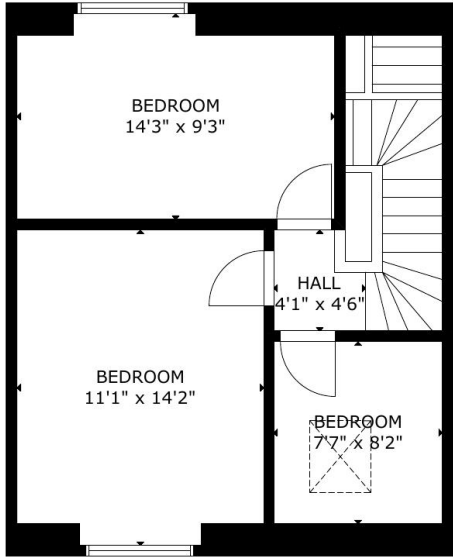
Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
TOTAL: 2125 sq.ft  
GROUND FLOOR: 1022 sq.ft, FIRST FLOOR: 673 sq.ft  
SECOND FLOOR: 430 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Directions

From the West End of Union Street, turn left into Holburn Street. At the traffic lights turn right onto Great Western Road, passing through the following two sets of traffic lights, then turn right into Brighton Place where number 6 is located a short distance along on the right hand side as indicated by our for sale board.

## Location

Brighton Place is within a short walk of the city centre. Local convenience stores serve everyday needs, and the area boasts an excellent variety of fashionable coffee shops, wine bars, restaurants, and hotels. The oil related offices at Hill of Rubislaw are easily accessible, as is Aberdeen Hospitals Complex. Reputable schools within walking distance include Ashley Road Primary, Albyn School, Aberdeen Grammar School and Robert Gordon's College.

## Arrange a viewing

Viewing By appointment telephone 07345554845 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.