



**413 Great Western Road,**  
Aberdeen, AB10 6NJ

**ledingham  
chalmers**  
estate agency





## Impressive five bedroom end terraced dwellinghouse with double garage

- Fantastic West End location with local amenities nearby
- Generous Garden to rear with Double Garage
- Three versatile public rooms
- Five well proportioned Bedrooms
- Stylish high quality Bathroom suite
- Beautiful Kitchen with island unit and appliances included

Family Room



Dining Room



**Five** beds.



**Two** bathrooms.



**Three** public rooms.

**We are delighted to offer for sale this impressive and imposing granite five bedroom end terraced dwellinghouse enjoying an enviable location within a prestigious residential area of Aberdeen.**

The property undoubtedly represents a rare opportunity for the discerning purchaser to acquire an impressive and substantial granite family home with a wealth of features in the west end area of the city.

On entering the property, you are immediately welcomed into the extremely spacious hall which boasts a superb storage cupboard and is laid in wooden flooring with complimenting fresh white walls and provides direct access into the lounge.

The elegant lounge enjoys generous proportions and a large bay window providing ample natural light overlooks the front of the property. The room boasts numerous traditional features including high skirtings, ceiling coving and a beautiful tiled fireplace with wooden overmantle is a real feature of this room.

The family room enjoys an outlook to the rear and is a versatile room which could be utilised in a number of ways. The room boasts traditional features, neutral decor and complimenting carpeting.

The charming dining room is fitted with quality tartan carpet, feature wallpaper and enjoys a side facing aspect. Steps from the dining room leads down to the kitchen.

The fabulous dining kitchen is exceptionally spacious and fitted with a range of cream gloss base and wall units with co-ordinating work surfaces incorporating a sink and drainer, a range of quality integrated appliances and tiled splashback behind. French doors lead to the rear garden with floor to ceiling windows at either side allowing natural light to stream in.



Kitchen



Bedroom



Bedroom

A cloakroom toilet completes the ground floor accommodation and is fitted with a two piece suite comprising WC and wash hand basin.

A carpeted staircase leads to the upper floor with a tall window to the side of the property.

With a pleasant front facing aspect, the first bedroom is generous in size, boasting traditional features and a beautiful large bay window. The room boasts a neutral beige carpet with co-ordinating feature wallpaper and offers plenty of space for a range of freestanding bedroom furniture.

The second bedroom enjoys a quiet aspect to the rear with pleasant city views and boasts neutral decor and carpet and further benefits from two built-in storage cupboards.

This level of accommodation is complete with a handy storage room and the main bathroom which is a beautiful suite comprising double walk-in shower cubicles with rainfall shower head above, twin basins set into stylish vanity, separate bath and WC. The room is finished in high quality tiles to both walls and floor and equipped with underfloor heating.

Stairs provide access to the final level of accommodation on the top floor. The hallway provides access into the turret room which is a unique and imposing feature of the house with two small windows allowing the purchaser to enjoy pleasant views across the street and beyond. The hall boasts a conveniently placed storage cupboard and provides access to all remaining accommodation.



Bathroom

There are three bedrooms on the top floor. The third bedroom is a good sized room, laid in grey carpet with brick effect wallpaper and enjoying a side facing aspect.

Currently being utilised as an office, the fourth bedroom enjoys views across the city and is laid in quality grey carpet with feature geometric wallpaper.

The fifth and final bedroom is an adaptable room which could be used as a generous double bedroom or as a further public room. The current owners are utilising the space as a cinema room which is ideal for family living.

The shower room completes the internal accommodation and is fitted with a WC, wash hand basin set into gloss vanity unit, corner shower cubicle, complete with laminate flooring and underfloor heating.

Externally, a wrought iron gate gives access to the front garden with shrub borders and a path leads you to the front door. To the side of the property there is a gate giving access to the rear garden. This fully enclosed rear garden is laid to lawn with a sizeable patio area and mature shrub borders providing a high degree of privacy. A paved path leads to the large double garage which provides off street parking with lane access and is equipped with an electric door.

Early viewing is highly recommended to appreciate the quality and level of accommodation this attractive family home has to offer.



Turret Room



Bedroom



Bedroom



Bedroom

## Accommodation

Lounge	15'7" x 15'0"	4.75m x 4.57m
Family Room	12'0" x 14'8"	3.66m x 4.47m
WC	4'6" x 5'1"	1.37m x 1.55m
Dining Room	15'1" x 13'9"	4.6m x 4.19m
Kitchen	15'1" x 16'8"	4.6m x 5.08m
Bedroom	15'7" x 15'0"	4.75m x 4.57m
Bedroom	15'1" x 14'8"	4.6m x 4.47m
Bathroom	13'4" x 12'6"	4.07m x 3.81m
Turret	4'0" x 13'2"	1.22m x 4.01m
Bedroom / Cinema Room	16'0" x 13'8"	4.88m x 4.17m
Bedroom	12'0" x 12'5"	3.66m x 3.79m
Bedroom	10'10" x 9'10"	3.3m x 3m
Shower Room	5'2" x 10'3"	1.58m x 3.12m
Garage	19'3" x 18'10"	5.87m x 5.74m



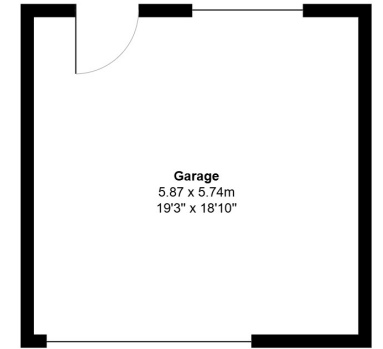
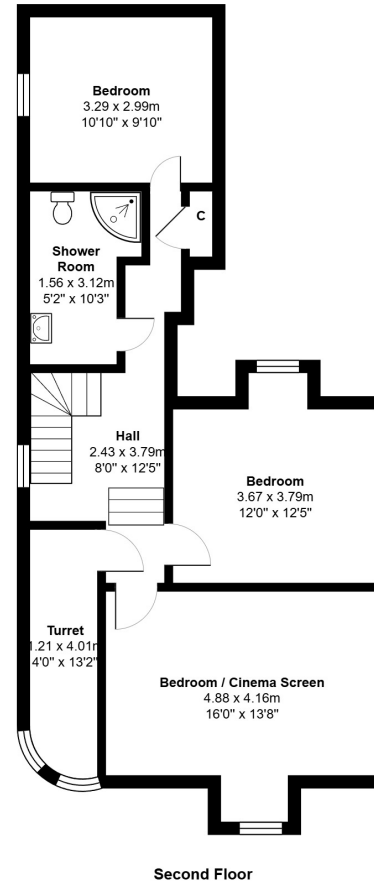
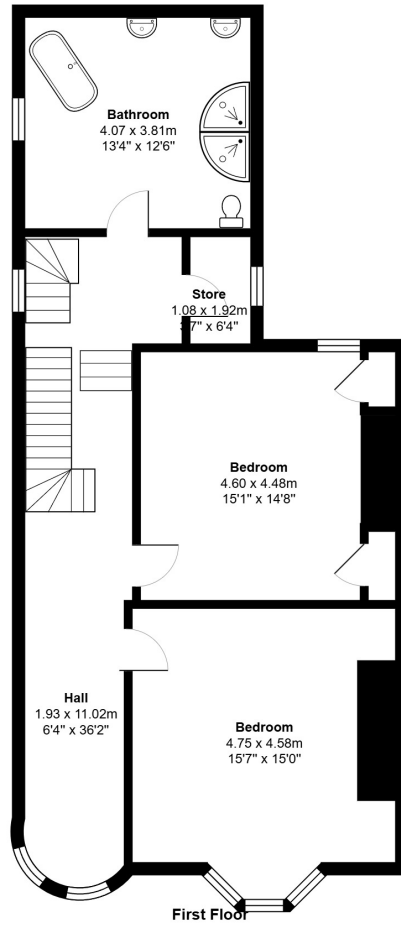
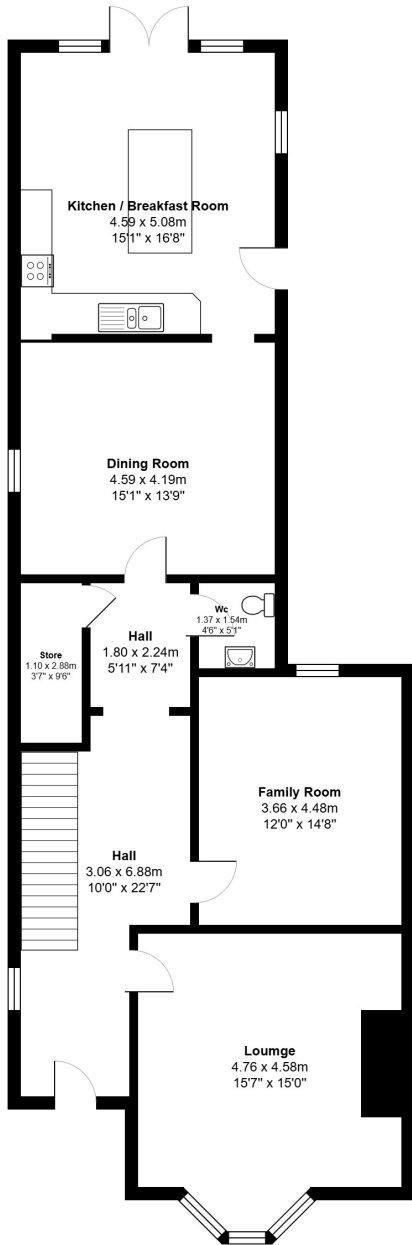
Shower Room



Rear Garden

413 Great Western Road

# Floorplan





Rear Garden

## Directions

From the Holburn Junction with Union Street travel south along Holburn Street and turn right at the traffic lights on to Great Western Road. Proceed along Great Western Road and No 413 is located on the left hand side.

## Location

Great Western Road is a sought after residential area with a reputable nursery, primary and secondary schools. Local shops, cafes and a delicatessen are close by and the city centre is only some ten minutes walk from the property. Regular public transport is readily available to many parts of the city and the property enjoys 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.

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

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

01224 632 500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)



Garage