



90 Osborne Place,
Aberdeen, AB25 2DU

Offers over **£450,000**

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Well presented four/five bedroom home with garage

- End terraced Granite Property with period features
- Stunning lounge with feature fireplace
- Generously sized & well-equipped kitchen
- Charming master bedroom with bay window
- Stylish bathroom with walk in shower
- Single garage located to the rear



Five beds.



Three bathrooms.



Three public rooms.

Located on a charming, tree lined street in the heart of the sought-after Aberdeen's West End, we are delighted to present for sale this deceptively spacious four/five bedroom end terraced home with garage.

The property boasts generous living accommodation over three floors, with an abundance of well maintained period features found throughout including high ceilings, cornice, wooden flooring, striking fire places, high skirting and original wood doors, making this the ideal purchase for any discerning buyer looking for a family home with lots of character.

Upon entering the property, a bright and welcoming entrance vestibule, with original tiled floor, leads seamlessly to the main hallway which is decorated in white and grey tones with sweeping staircase to the upper floors. There are two doors which give access to the lounge and dining room respectively.

The lounge is an ideal haven for relaxing, boasting many traditional features including ceiling cornicings, high skirtings, striking fire place and large bay window which together give a homely yet elegant feel.

The dining room is peacefully located to the rear of the property boasting a pleasant window overlooking the garden. The room can comfortably hold a large dining table and chairs and further benefits from a built-in cupboard for additional storage space.

The dining room leads directly to the kitchen which is fitted with a range of black base units with contrasting brown work surfaces and black and white splash back tiling above the sink. This well-equipped kitchen offers an oven with gas hob, stainless steel sink with drainer and free standing appliances. A further door leads onto the sun room. Planning permission was granted in 2016 for a kitchen/living extension.



Bedroom



Bedroom



Bedroom



Bathroom

The sun room is a great addition to the property, giving direct access to the rear garden and offering a delightful place to unwind and enjoy the garden views.

Located directly from the dining room is the study which is decorated in neutral tones with wooden flooring. The room is a versatile space and could equally be used as an additional bedroom if required. The room boasts direct access to a shower room.

Ascending the sweeping staircase to the first floor, there are three good sized bedrooms, two double and a single, which are all serviced by a modern shower room. The largest bedroom to the front boasts a stunning bay window and fire place. The second double bedroom to the rear benefits from a traditional fire place and built-in cupboard. The first floor landing has a built-in storage cupboard.

The second floor is the ideal master suite or teenage hangout, with double bedroom and modern bathroom with walk-in shower cubicle and separate bath.

Externally, the fully enclosed, rear garden is an ideal place to entertain with an appealing patio and lawn areas, surrounded with an array of mature trees, bushes and shrubs.

The single garage can be accessed via the rear garden or from Whitehall Road. It is fitted with an up and over door. Off-street parking is readily available and the property is sold with all white goods, gas cooker and all light fittings included in the sale. The current owner did have planning permission granted in 2016 for a kitchen/living extension which would make a significant upgrade to the space. The drawings available to view upon physical viewing if the property.

Early viewing is strongly advised for this exquisite property.

Accommodation

Lounge	13'2" x 14'6"	4.01m x 4.42m
Dining room	12'6" x 14'10"	3.81m x 4.52m
Kitchen	7'1" x 14'11"	2.16m x 4.55m
Study	7'2" x 10'7"	2.18m x 3.23m
Shower room	3'11" x 9'5"	1.19m x 2.87m
Bedroom	11'5" x 14'6"	3.48m x 4.42m
Bedroom	9'2" x 14'10"	2.79m x 4.52m
Bedroom	8'2" x 11'11"	2.49m x 3.63m
Bathroom	8'2" x 6'8"	2.49m x 2.03m
Bedroom	10'11" x 17'9"	3.33m x 5.41m
Bathroom	10'6" x 7'3"	3.2m x 2.21m

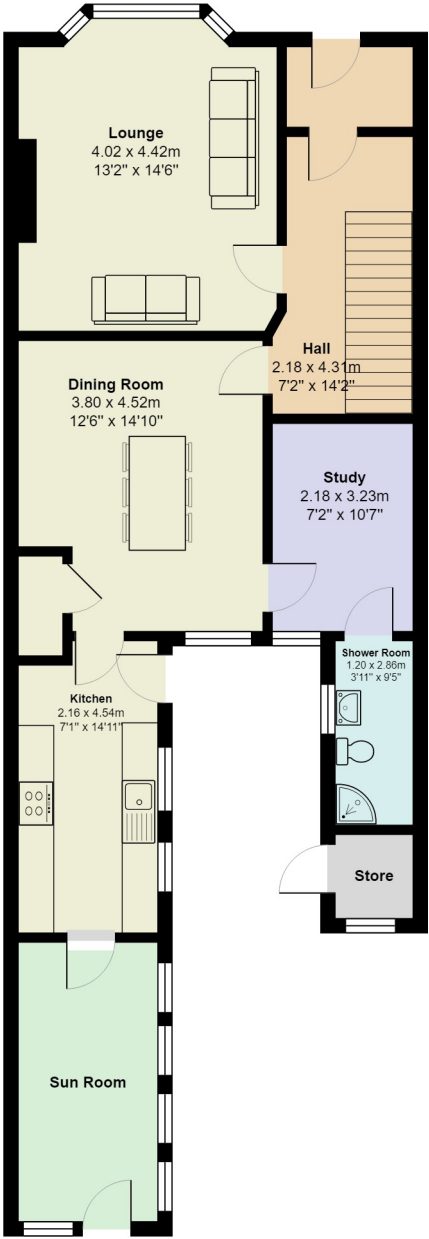


Garden

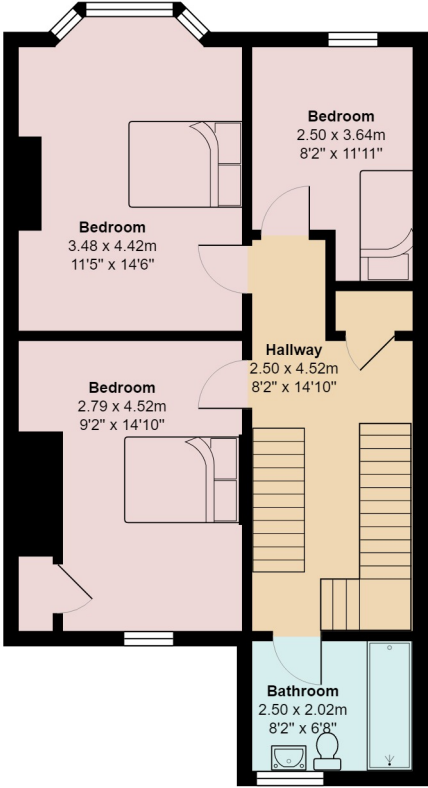


Garage

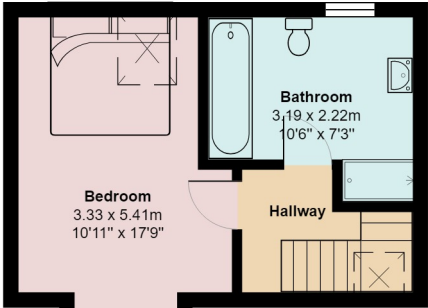
Floorplan



Ground Floor



First Floor



Second Floor

Directions

From Holburn Junction travel west along Alford Place and turn first right into Victoria Street. Turn left into Waverley Place and follow the road round to the right proceeding on to Albert Street. At the traffic lights proceed straight ahead. Turn left into Osborne Place and No 90 is located on the right hand side.

Location

Osborne Place is a pleasant tree lined street forming part of a conservation area in the west end of the city with a good range of amenities in the vicinity including excellent shopping facilities at Rosemount, public transport services and the business communities on Carden Place and Albyn Place. There are a number of restaurants, bars and cafes in the area. The property is within the catchment area of Ashley Road Primary and Aberdeen Grammar Schools as well as being within walking distance of the private schools within the city, all with excellent reputations. The city centre with all its associated amenities is within easy walking distance.

Arrange a viewing

Viewing By appointment telephone 07830 747227 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.