



**458 Great Western Road**  
Aberdeen AB10 6NP

**ledingham  
chalmers**  
estate agency





Lounge



Family Room / Dining Room

## Six bedroom semi-detached granite dwellinghouse with double garage

- Extensive Driveway to front leading to property
- Detached Double Garage to rear
- Beautifully landscaped Garden grounds
- Modern stylish decor throughout
- Contemporary Kitchen with ample storage space
- Bright and airy open plan Family / Dining Room



Six beds.



Three bathrooms.



Three public rooms.

**We are delighted to offer for sale this substantial granite semi-detached dwellinghouse with detached double garage accessed via a private driveway to the front within the popular Mannofield suburb of Aberdeen.**

Set well back from the road, this impressive period house boasts exceptional accommodation and some very fine features. Spanning three floors, this bright and airy property offers versatile rooms and is well presented and in good order throughout. The present owners have carried out some major improvements and many of the period and traditional features have been retained including cornicing, ceiling roses and double skirtings.

The entrance is most welcoming with a large solid wood door, mosaic tiled floor and leading to the extensive hallway with impressive staircase with wrought iron uprights and wooden handrail, hardwood flooring and tasteful decor.

The lounge is an elegant and spacious room, extremely bright with large double bay window, situated to the front of the property, boasting decorative cornicing with central rose, solid oak flooring, feature fireplace and two arched alcoves on either side with shelved cupboards below.

The family room / dining area is an extremely generous room, previously two rooms and now on open plan this fantastic space has a double glazed window to the rear and further French doors leading out to the patio. The room is decorated in neutral tones with complimenting flooring, traditional features such as ceiling cornicing and further benefiting from a feature fireplace, adding warmth to the space.



Family Room / Dining Room



Kitchen



Bedroom



En Suite

A luxurious kitchen is located to the rear and fitted with white gloss base and eye levels units, solid worktops and tiled splashback with concealed under lighting, Aga range cooker, 1.5 bowl sink with drainer and mixer tap and a range of further integrated appliances. A large window and door to side allows plenty of natural light and the room is finished with stylish slate tiled flooring.

A further door off the family room leads to a small utility room which provides further storage and space to host laundry appliances.

A cloakroom toilet completes the ground floor accommodation and is fitted with a WC, wash hand basin set into stylish vanity unit, wall mirror and feature wallpaper.

A carpeted staircase leads you to the upper floor where you will find a superb bedroom of exceptional proportions and with double glazed bay window situated to the front of the property. The room enjoys a high ceiling with decorative cornicing and central plaster rose, two arched alcoves and a door leads through to the en-suite shower room which is a stunning L-shaped en-suite exquisitely fitted out with white WC, shower enclosure, twin bowl sinks set within modern shelf and vanity below, separate curved bath with display alcove above and downlighters. The beautiful suite is fitted with expensive tiling, under floor heating and a fantastic full height bathroom cabinet providing excellent storage.

There are two further double bedrooms on this floor, one situated to the rear of the property and the other situated to the front. Both rooms enjoy large double glazed windows, high ceilings with cornicing and neutral decor.

The shower room completes this level of accommodation and is fitted with a white WC, wash hand basin set into gloss vanity and walk-in shower enclosure set into tiled walls.

A further staircase leads to the top floor landing with doors leading off to all accommodation. There is a hatch access to loft which spans the entire house and provides further useful storage space.

Bedroom four is a pleasant double bedroom with double glazed bay window and enjoying a quiet aspect to the rear of the property.

Bedroom five is another double bedroom situated to the front of the property with recessed double glazed window and tasteful decor.

The office is a versatile room, presently used as a functional office, but could easily be used as bedroom six.

The well presented family bathroom is fitted with a white WC, wash hand basin set within a vanity unit with cupboard below, walk-in shower enclosure, separate freestanding bath, arched broad silled window to the side and finished with matching tiled walls and floor.



Shower Room



Bedroom



Bedroom



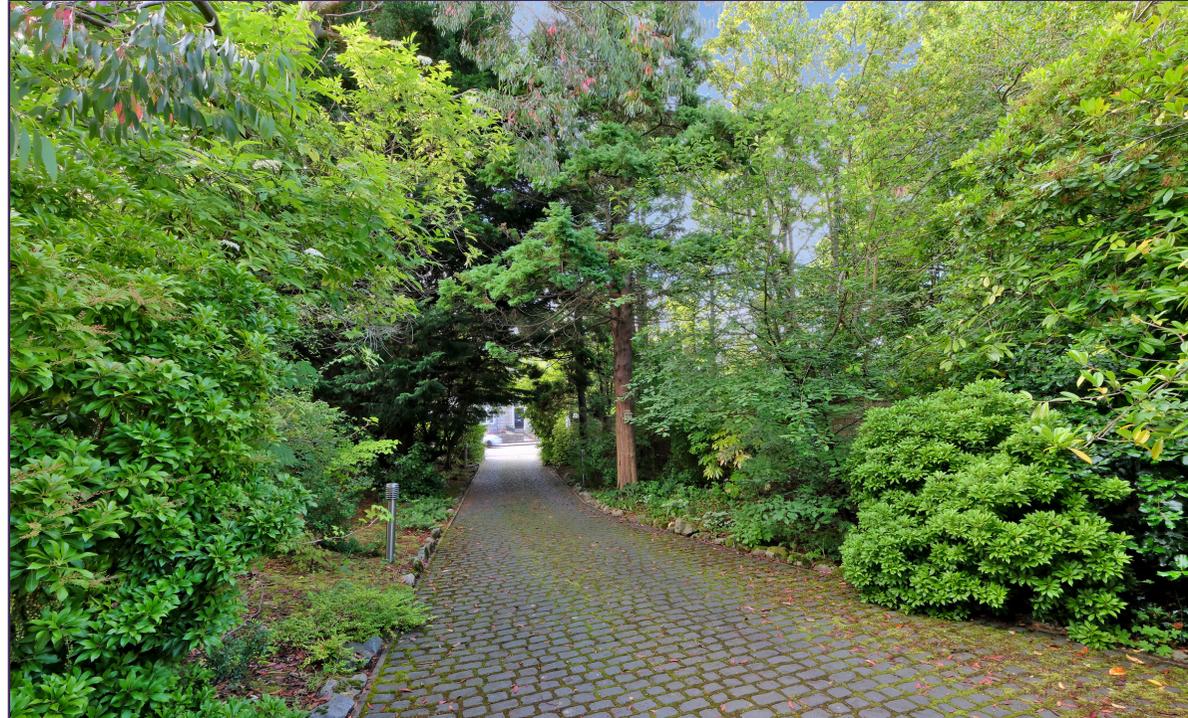
Bathroom

Most worthy of note is beautifully landscaped garden to the rear which enjoys a high degree of privacy and boasts a central lawn area, surrounded by colourful shrubs, plants and trees adding a pop of colour to the private space. There is a delightful patio area providing an ideal space for al fresco dining or barbecues in the summer. A gate leads out to the rear and to a detached double garage providing further storage and space to host a car if desired.

Early viewing is highly recommended to appreciate the level and quality of accommodation on offer.

## Accommodation

Lounge	18'2" x 16'3"	5.54m x 4.95m
Family Room	14'8" x 14'9"	4.47m x 4.5m
Dining Area	13'1" x 13'1"	3.99m x 3.99m
Kitchen	8'2" x 19'3"	2.49m x 5.87m
Utility Room	5'10" x 6'7"	1.78m x 2.01m
WC	3'7" x 6'7"	1.09m x 2.01m
Bedroom	17'4" x 16'3"	5.28m x 4.95m
En Suite	14'8" x 20'2"	4.47m x 6.15m
Bedroom	14'0" x 14'9"	4.27m x 4.5m
Shower Room	5'4" x 8'3"	1.63m x 2.52m
Bedroom	10'6" x 12'2"	3.2m x 3.71m
Bedroom	13'11" x 19'10"	4.24m x 6.05m
Bedroom	12'4" x 12'2"	3.76m x 3.71m
Bedroom	9'10" x 13'0"	3m x 3.96m
Bathroom	16'5" x 14'10"	5.01m x 4.52m



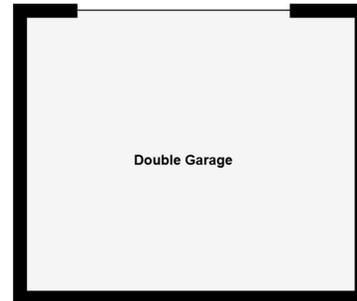
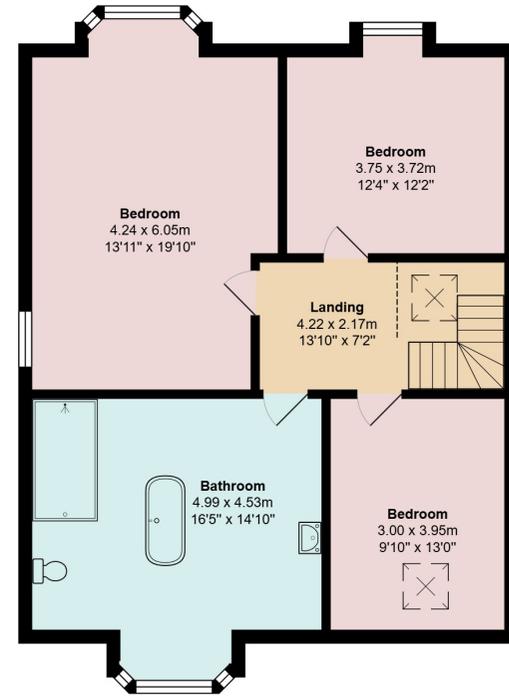
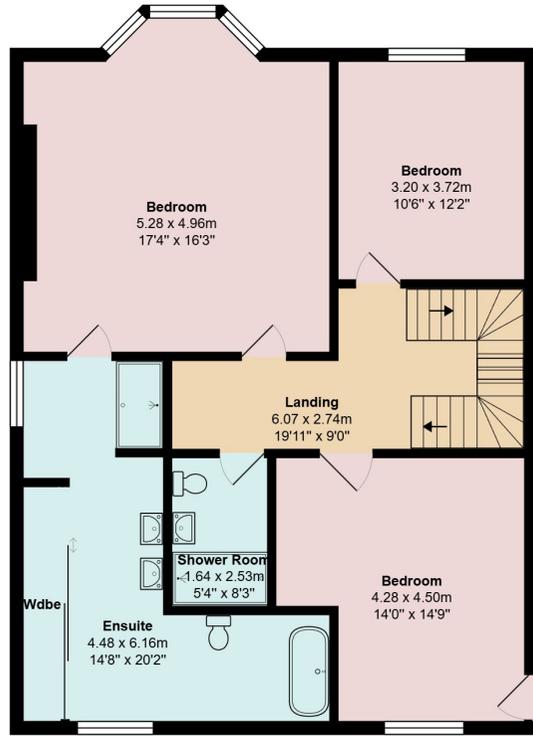
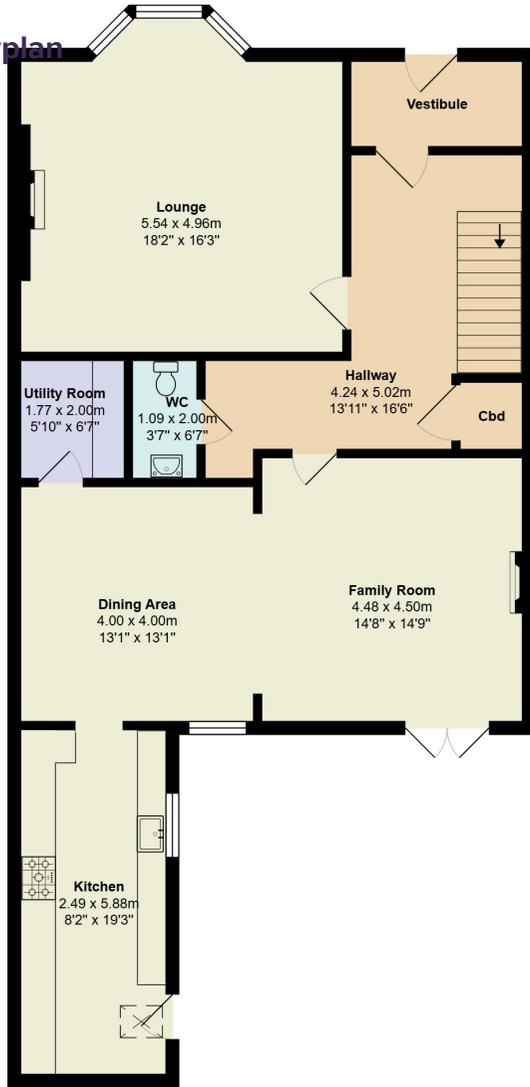
Driveway



Rear Garden

458 Great Western Road

# Floorplan





Rear Garden

## Directions

From Union Street, proceed down Holburn Street and turn left at the traffic lights onto Great Western Road. Continue along Great Western Road and cross over North Anderson Drive at the traffic lights. Immediately after the traffic lights take the second entrance on the right into the private driveway.

## Location

Great Western Road is a sought after residential area with a reputable nursery, primary and secondary schools in the area and is in the catchment area for Ashley Primary School and the Grammar School. 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

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Double Garage