



**66 Morningfield Road,**  
Aberdeen, AB15 4AQ

Offers over **£470,000**

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen/diner



Kitchen/diner

## Spacious four bedroom detached family home in a prime west end location

- Located on one of the west end's most desirable streets
- Immaculately maintained home over two levels
- Impressive open plan kitchen/dining/sun lounge
- Versatile ground floor guest bedroom
- Striking landscaped garden grounds
- Sizeable driveway to the front of the property



**Four** beds.



**Two** bathrooms.



**Two** public rooms.



**We are delighted to offer for sale 66 Morningfield Road, a substantial four bedroom detached family home situated in a prime, west end location in the heart of the City.**

Arranged over two floors, the home has charm in abundance and is beautifully presented with new carpets and fresh paint work throughout. Approaching the property via a wide lock-block driveway, this stylish home opens to a welcoming vestibule with door into the main hallway. The hallway has generous proportions and provides access to most of the ground floor accommodation, along with stairs to the upper floor. From the hallway, to the left there is a bright and airy lounge with large bay window offering views over the front garden and beyond. The room is decorated in neutral tones with original hard wood flooring.

Returning to the hallway, the room on the right is a superb guest bedroom but could equally be used as a third public room or home office. This room benefits from the same large front aspect windows as the lounge, which fills the room with an abundance of natural light. Adjacent to the bedroom is the family bathroom which is complete with a three piece suite with shower over the bath and storage vanity units.

Viewers will undoubtedly be impressed by the expansive open plan kitchen/dining room/sun lounge, which is the true heart of this home. With large proportions the room allows for family members and guests to move about with ease, with clever furniture placement segmenting the different areas perfectly. The kitchen is fitted with a range of wooden units, with complementing work top and colourful glass splashback behind the hob. There is also a high level breakfast bar and useful built-in cupboard, with the boiler being located in the far corner. The dining room is spacious and enjoys a homely stove fire, with plenty of space for a space for sitting and relaxing.



Sun Lounge



Bedroom





Bedroom



Shower room

The sun lounge is located to the rear with 180 degree views over the striking landscaped garden. This room is the perfect spot to relax and unwind from busy family life. Double glazed doors provide direct garden access, enhancing the indoor/outdoor feel. There is also a utility room located off of the sun lounge, with door giving further garden access.

Ascending the centrally located stairs, a charming window over looking the side of the property can found at the turn of the stairs, which adds a lovely element of charm. The first floor landing gives access to a large built-in cupboard with double doors. There are three generous bedrooms located on this floor, with two benefiting from an excellent level of built-in storage space.

The modern shower room completes this fine home and is fitted with a large corner shower, storage vanity unit with inset sink, wc, heated towel rail and tiling to the floor and walls.

Outside, the garden grounds are striking and a real feature of this fine home. To the front a wide lock-block drive way provides enviable off street parking for two cars, with steps to the front door being framed nicely by mature flower beds. There is a small area of lawn, which is also bordered by mature planting.

To the rear the walled garden grounds are mature and private, with large area of lawn being bordered by flower beds which add pops of seasonal colour. A natural stone paved area, by the sun lounge, gives a lovely spot to enjoy the summer sun, with a log cabin being fitted with power and light having endless possibilities of its use. There is a shed located to the side of the property, with a gated access down the other side to the front of the house.



Accommodation

Lounge	12'7" x 15'4"	3.84m x 4.67m
Kitchen/diner	29'8" x 13'0"	9.04m x 3.96m
Sun Lounge	20'9" x 8'5"	6.33m x 2.57m
Utility room	4'1" x 8'5"	1.24m x 2.57m
Bedroom	11'10" x 12'9"	3.61m x 3.89m
Bathroom	8'6" x 4'7"	2.59m x 1.4m
Bedroom	8'10" x 15'5"	2.69m x 4.7m
Bedroom	8'10" x 12'9"	2.69m x 3.89m
Bedroom	12'7" x 9'5"	3.84m x 2.87m
Shower room	5'8" x 6'4"	1.73m x 1.93m



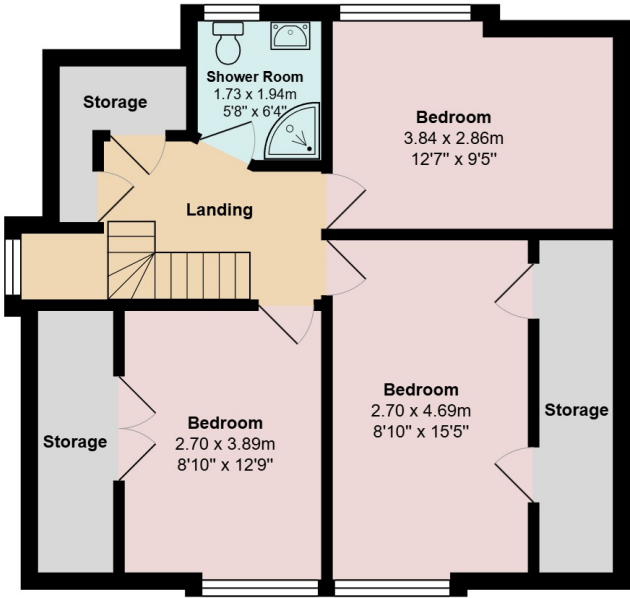
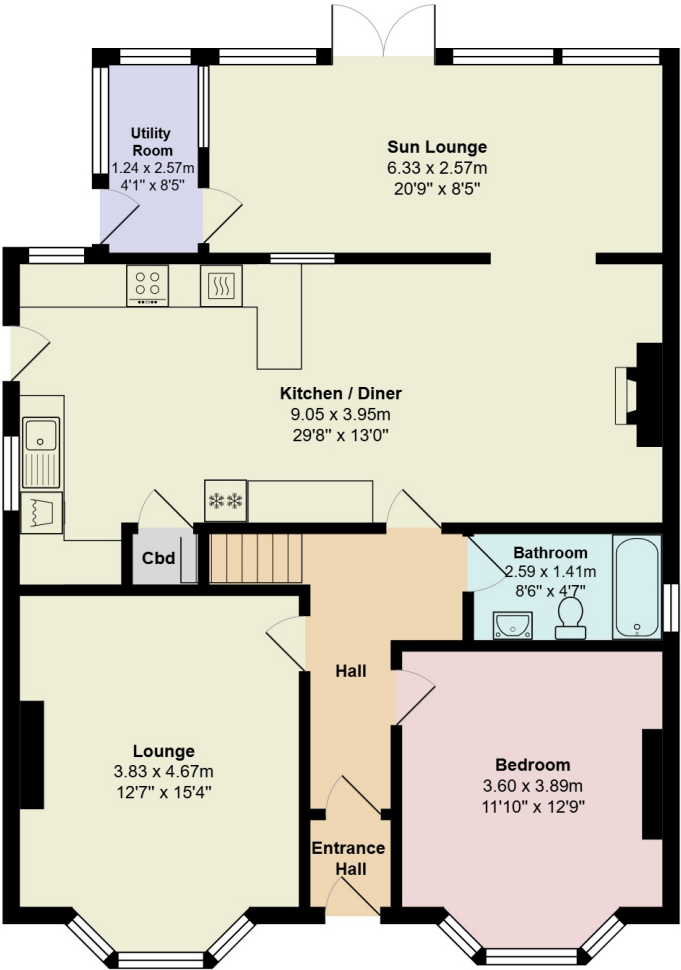
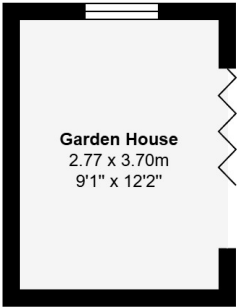
Rear garden



Rear garden

66 Morningfield Road

Floorplan



## Directions

From Holburn Junction travel west along Alford Place and join the main B9119 to the junction with Albyn School to your right and a roundabout approaching. Turn left into Forest Road and continue until the third road on the left sign posted for Morningfield Road. No 66 is located on the right hand side.

## Location

Morningfield Road is located in and one of the most prestigious neighbourhoods of Aberdeen. There is easy access to the city centre and the business communities on Carden Place and Albyn Place are within walking distance. The ring road is nearby for a quick link to Aberdeen Airport and to all areas north and south of the city. Aberdeen Royal Infirmary is also within easy reach. Nearby are a selection of hotels, restaurants and bars along Queens Road, and there are a selection of shops and cafés in the Rosemount area. Schools serving the area are Mile End, Ashley Road and Aberdeen Grammar with private education close by at St Margaret's School for Girls and Albyn School. The popular Hazlehead park is within walking distance, whilst Westburn and Victoria parks are also within easy reach.

## Arrange a viewing

Viewing 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.