



38 Desswood Place
Aberdeen AB25 2DG

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

38 Desswood Place Aberdeen AB25 2DG

Spacious family home in prime city centre location

- Spacious accommodation over three floors
- Envious open plan kitchen/diner with garden access
- A host of period features found throughout
- Two versatile public rooms
- Impressive principal suite with ensuite & walk-in wardrobe
- Tranquil walled garden with area of patio



Four beds.



Two bathrooms.



Two public rooms.

Situated in a sought after West end location, this three storey mid terraced granite family home.

The property provides quality accommodation and has a slight extension to the rear and now provides accommodation of a layout, design and finish ideal for modern family life and being in excellent order affords the opportunity to move in with the minimum of inconvenience.

Amongst its added features, the property enjoys the benefits of Gas Central Heating, Woodburning Stove, Double Glazing, pitch pine woodwork and doors, some original plasterwork finishings, fitted Kitchen with adjacent Dining Room with picture window to Rear Garden and a Master Bedroom Suite on the Top Floor with the Bathroom at Mezzanine Level having a four piece white suite including a separate shower. The quality floor finishes, curtains, blinds and light fittings are all to be included in the price.

The garden to front laid out in granite chips for easy maintenance.

The walled Rear Garden is mainly laid out as a paved patio with garden shed and with pedestrian access to a rear lane.



Principal bedroom



Rear Garden

Accommodation and plans

Lounge	20'2" x 13'1"	6.15m x 3.99m
Sitting room	17'2" x 10'0"	5.23m x 3.05m
Kitchen/Dining room	16'1" x 16'1"	4.9m x 4.9m
Utility room	6'7" x 5'9"	2.01m x 1.75m
Bedroom	20'2" x 11'0"	6.15m x 3.35m
Bedroom	17'2" x 9'12"	5.23m x 3.05m
Bedroom	14'12" x 5'3"	4.57m x 1.6m
Principal bedroom	17'6" x 11'5"	5.34m x 3.48m

Directions

Travelling from Union Street, continue onto Albyn Place. Take the turning on the right into Prince Arthur Street. Continue onto Whitehall Road and turn left onto Desswood Place.

Location

Desswood Place is an established and desirable residential street, situated in the heart of the city's prestigious West End. The city centre and Rosemount's boutique shops and cafes are within easy walking distance, and the business locations across the city and suburbs are within easy reach. Schooling is catered for at Mile End Primary and Aberdeen Grammar School, which are within easy walking distance as are Albyn School, St. Margaret's & Robert Gordon's College.

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

Tel: 01224 632500
property@ledinghamchalmers.com

Icea.com

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.

38 Desswood Place

