



7 Argyll Crescent
Aberdeen AB25 2HW

**ledingham
chalmers**
estate agency



Lounge



Dining room



Family room

Well presented grade b listed terraced home with garage

- Grade B listed home in a prime West End location
- Three generous public rooms
- Modern kitchen with garden access
- Three double bedrooms
- Single garage located to the rear
- Walking distance to many local amenities and parks



Three beds.



One bathroom.



Three public rooms.

We are delighted to offer for sale this most attractive Grade B Listed traditional terraced granite villa forms part of an architecturally outward facing crescent, in a residential area that lies to the west of the city centre.

Spanning two floors, all rooms are of sizeable proportions, with many traditional features including high ceilings with original cornicework, moulded skirtings, dado rails and picture windows that allows natural light to flood the living space.

This lovely family home with versatile and spacious family accommodation must be viewed to appreciate its many fine features.

The property is entered through a hardwood door with glazed side panel to the vestibule with mosaic floor and gives access to the central hallway to the right and stair case to the upper floor to the left. The central hallway gives access to most of the ground floor accommodation and features a generous under stair cupboard.

The formal lounge has a bay window overlooking the crescent, feature fireplace with intricate surround and tiled insets and ornate ceiling rose with matching cornice. The room is large enough for multiple items of free standing furniture and features original wooden flooring.

The dining room overlooks the picturesque rear garden with French doors opening to a patio area, making this the ideal spot to entertain. There are two alcoves which are ideal for free standing furniture.

The family room is also peacefully located to the rear. This room is incredible versatile and would suit a variety of uses, with it being used most recently as a home office.



Kitchen



Principal bedroom



Bedroom



Bedroom

Access off the family room, the kitchen is fitted with an excellent range of white gloss base and wall units with contrasting wood effect work surfaces and splashback tiling behind. Appliances include a built-in gas hob, double oven and integrated fridge and freezer. There is an opening at the bottom of the kitchen which leads to a utility space which houses the washing machine, tumble drier and dishwasher. The boiler is also located to the right, having been installed in recently years. Two side windows fill the kitchen with light, while a door gives direct garden access.

On the upper floor the property has a generous upper hall with a ceiling hatch giving access to the floored attic. The principle bedroom has a large bay window over looking the immaculate communal gardens, along with an Aberdeen Press cupboard in the far corner. Bedrooms two and three are located to the rear, with bedroom three being enhanced further by built-in wardrobes with mirrored sliding doors. Completing the accommodation is the bathroom which is tiled and fitted with three piece suite comprising w.c., wash hand basin and bath with shower, shower screen and window to the front.

Outside, to the front the property is surrounded by landscaped grounds, laid mainly with pink granite chips, mature flowering shrubs, trees and privet hedging. These garden grounds are shared with the other properties within the crescent and are immaculate.

To the rear the garden has a patio area, lawn areas and again has been planted with mature shrubbery in the borders. A slabbed path leads to the gate at the bottom of the garden which leads to the shared garden which offers additional outdoor space and drying facilities.

A lane running along the north border of the crescent provides access to the garage with up and over door.

Accommodation

Lounge	16'6" x 13'3"	5.03m x 4.04m
Dining room	11'5" x 14'8"	3.48m x 4.47m
Family room	11'1" x 10'2"	3.38m x 3.1m
Kitchen	6'3" x 16'11"	1.91m x 5.16m
Bedroom	14'10" x 12'4"	4.52m x 3.76m
Bedroom	11'7" x 15'2"	3.53m x 4.62m
Bedroom	10'4" x 10'10"	3.15m x 3.3m
Bathroom	8'4" x 7'5"	2.54m x 2.26m



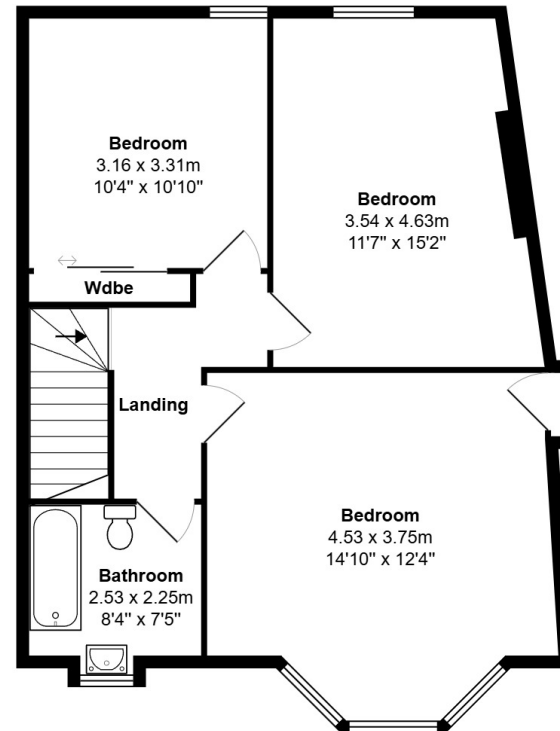
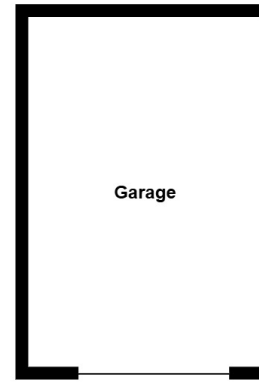
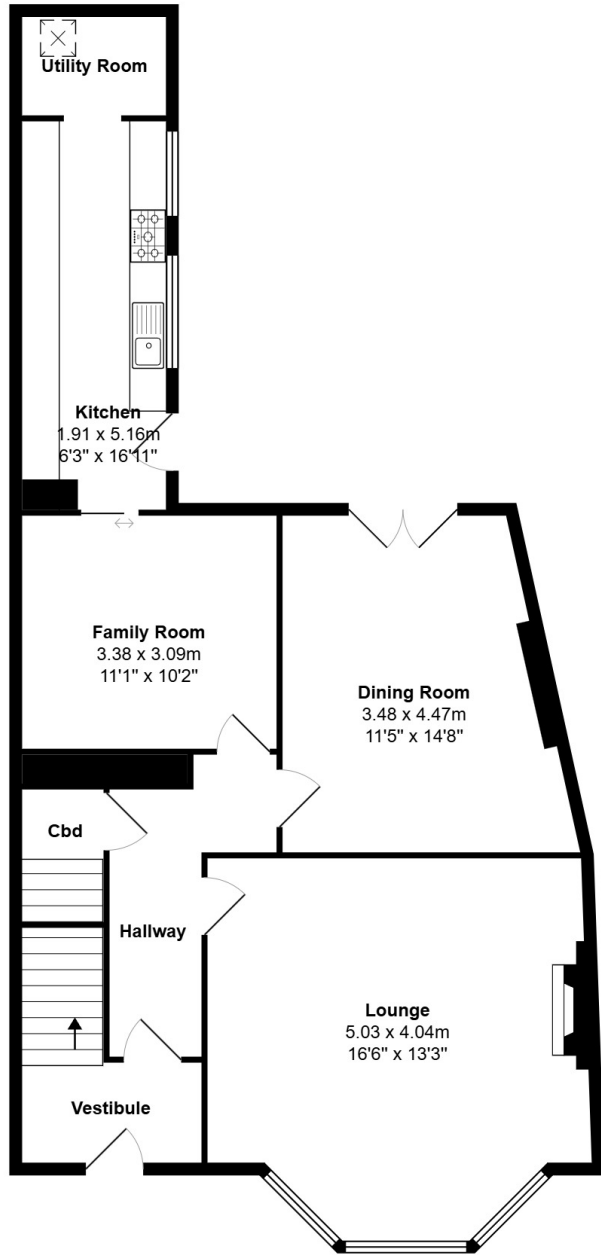
Rear Garden



Garage

Floorplan

7 Argyll Crescent



Directions

From the west end of Union Street continue onto Alford Place and take second right. At the junction turn left onto Albert Street and continue through the traffic lights onto Craigie Loanings. At the next set of traffic lights travel straight ahead onto Argyll Place and take first left into Westburn Road. The property is immediately on the right hand side and pedestrian access is through the private gate at the end of the terrace.

Location

Argyll Crescent is a concaved crescent of terraced granite villa, within easy reach of the city centre, close to Foresterhill Hospital Complex and with the main Aberdeen Ring Road being located close by most parts of Aberdeen are readily accessible. Local schooling is available close by as is the thriving local shops in the popular Rosemount area.

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 appointment telephone 07736814920 / 01224 631147 or by arrangement with Ledingham Chalmers on 01224 632500

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