



148 Hamilton Place,
Aberdeen, AB15 5BB

**ledingham
chalmers**
estate agency



Lounge



Dining room

A wonderful five bedroom granite family home, situated on a highly desirable street within the sought after west end.

- Extensive accommodation over three floors
- Beautiful period features throughout
- Striking open plan kitchen/diner with vaulted ceiling
- Fantastic conservatory with views over the garden
- Sizeable rear garden with courtyard
- Parking available to the front of the property



Family room



Five beds.



Four bathrooms.



Four public rooms.

We are delighted to offer for sale this striking five bedroom home, with accommodation spanning three spacious floors, boasting a superb modern kitchen, tasteful decor and large conservatory.

This substantial five bedroom granite home, is positioned on an attractive residential street within the heart of Aberdeen's desirable West End. With a peaceful urban setting, local amenities can be found on Fountainhall Road, with Aberdeen city centre being located close by. The bustling area of Rosemount is a short distance away and boasts further cafes, shops, restaurants and florists, along with popular public parks.

Beautifully presented and retaining many period features, this impressive property offers enviable family accommodation with well-balanced proportions, high ceilings and excellent natural light. The large vestibule creates a strong first impression and features tiled flooring and striking original stained glass windows. A secondary door, with original stain glass panelling to the side leads seamlessly into the main hallway, with Amtico wood effect flooring complementing nicely the double height skirtings and light blue walls. The sweeping staircase with ornate balustrade is a striking feature of the space, with an impressive view from the bottom to the top floor where four sky lights provide natural light.

The traditional bay windowed lounge to the front of the home includes a granite fireplace with wood mantle and gas fire.

To the rear, there are two versatile public rooms currently arranged as a dining room and a family room. The dining room is a great space to entertain and features two Aberdeen Presses and a rear aspect window.



Kitchen/diner



Kitchen/diner



Conservatory

Double doors from the dining room open into the warm and inviting family room, allowing for the spaces to be opened up or separated as required, which further enhances the social capabilities of this fine home. The family room boasts large windows, framing the courtyard perfectly, feature electric fire with stone surround and an Aberdeen Press.

The dining room flows through to a beautifully bright kitchen which overlooks the courtyard and is fitted with quality white gloss wall and base mounted units, splash back tiling and seamless composite work top. A range of free standing and integrated appliances by Siemens, Samsung and NEFF include a large induction hob, twin oven, dishwasher and an American fridge/freezer with water dispenser. The kitchen is enhanced further by a vaulted ceiling which creates a greater sense of space, while a large Velux window fills the room with an abundance of natural light. A second dining area is located at the far end of the kitchen, making it the ideal spot for informal dining.



Hallway

Adjacent to the kitchen, a stunning conservatory offers the perfect place to relax, soak up the sun and enjoy wonderful garden views. Viewers will undoubtedly be impressed by the proportions of this room, with double doors at either end offering garden access. A large utility room is located to the rear of the conservatory and is fitted with white base, wall and tall units with Bosch washing machine and tumble drier. As this forms part of the conservatory, it benefits from the conservatory roofing making it an excellent space for drying clothes.

A shower room with three piece suite completes the ground floor accommodation, along with a sizeable under stair cupboard.

The sweeping staircase with cream carpeting leads to the landing on the first floor.

The principal bedroom has a prime location to the front of the property with large bay window framing the street views. The room is of generous proportions allowing for multiple items of free standing furniture as required. The room is enhanced further by a luxurious ensuite bathroom comprising WC, curved wall mounted vanity unit with large inset sink and smart mirror above, free standing bath with floor mounted tap and recessed display shelf, large walk-in shower with rain fall shower head and tiling to the floor and walls.

There are two charming double bedrooms located to the rear of the property, with tranquil garden views. Both rooms boast ample space for a variety of free standing furniture. The smaller of the two rooms has a traditional fire place with surround which is a lovely focal point.

The first floor accommodation is completed by the modern shower room comprising vanity unit with inset sink, WC and large shower enclosure with recessed display shelf and rainfall shower head.

Ascending the second sweeping staircase to the top floor leads to the remaining sleeping accommodation. This level would be ideal as a teenage hangout or for guests, giving space away from the rest of the household.

Two double bedrooms are located to the rear, with views of the garden and beyond. The largest of the two rooms benefits further from a large walk-in storage cupboard, while the other is currently utilised as a home office. A shower room comprising WC, vanity unit with inset sink and shower cubicle completes the accommodation in this superb home.



Bedroom



Ensuite



Bedroom

To front the property has a large area for off-street parking, which easily provides parking for two cars. Two flower beds help to add some interest and seasonal colours. There is side access to the property to the left, which takes you to the kitchen via a side porch.

The rear garden is a tranquil escape from busy family life. The garden is fully enclosed making it a space for both children and pets to enjoy. Up a few steps from the conservatory, the garden is laid with a large area of lawn with perfectly placed shrubbery, flowers and trees. To the rear of the garden is a large composite deck, which is a real sun trap over the summer months.

The courtyard is accessed from the other end of the conservatory and is a striking outdoor space, with mature planting and flowers. The courtyard is laid with slabbing making it the idea spot for a table and chairs to enjoy a morning coffee or socialise with friends.



Bedroom

Accommodation

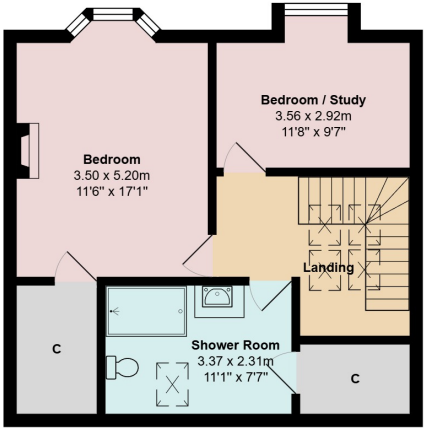
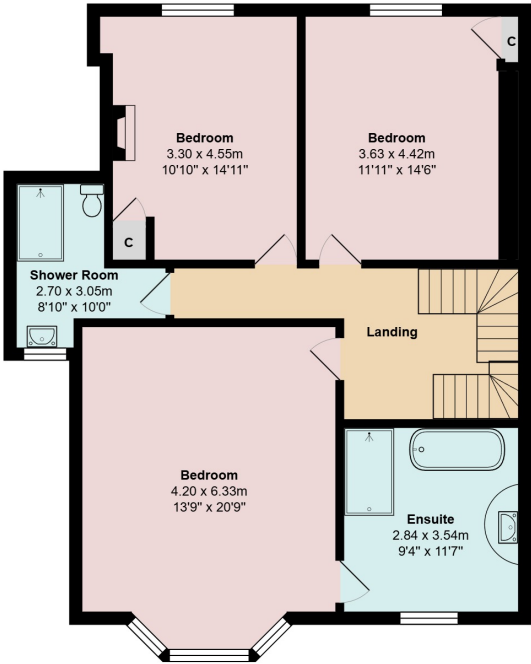
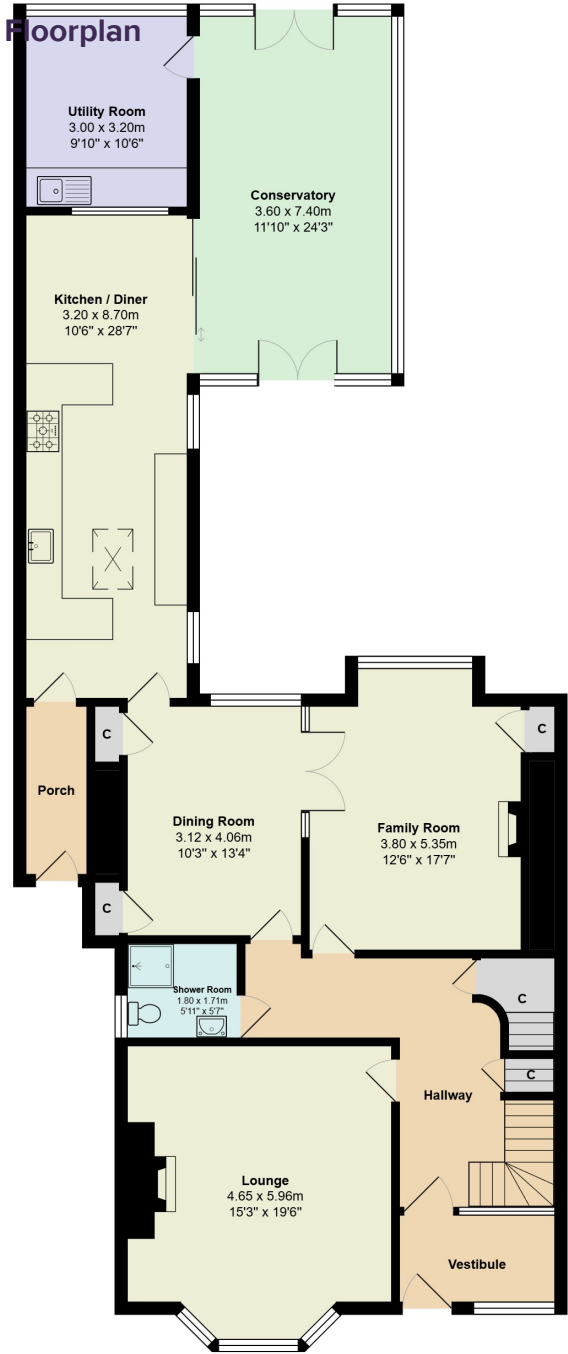
Lounge	15'3" x 19'6"	4.65m x 5.95m
Dining room	10'3" x 13'4"	3.12m x 4.07m
Family room	12'6" x 17'7"	3.81m x 5.36m
Kitchen/diner	10'6" x 28'7"	3.2m x 8.71m
Conservatory	11'10" x 24'3"	3.61m x 7.39m
Utility room	9'10" x 10'6"	3m x 3.2m
Bedroom	13'9" x 20'9"	4.19m x 6.33m
Ensuite	9'4" x 11'7"	2.85m x 3.53m
Bedroom	11'11" x 14'6"	3.63m x 4.42m
Bedroom	10'11" x 14'11"	3.33m x 4.55m
Bedroom	11'6" x 17'1"	3.51m x 5.21m
Bedroom/study	11'8" x 9'7"	3.56m x 2.92m



Bedroom/Study



Rear garden





Rear garden

Directions

Travel west from Union Street onto Alford Place, then Albyn Place. At the Queens Cross roundabout, take the third exit onto Fountainhall Road, then the third road on the left onto Hamilton Place. Number 148 is located some distance on the right, near the top of the street.

Location

Hamilton Place is a pleasant, wide, tree lined street and is ideally situated for access to the City centre, A.R.I and local shopping amenities in Rosemount. The property is within the catchment area of Mile End Primary School and Aberdeen Grammar School whilst a choice of private schools are nearby including Albyn, St. Margaret's and Robert Gordon's.

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 07596 873 922 or by arrangement with Ledingham Chalmers on 01224 632500

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Rear garden