



**5 Rubislaw Den South,**  
Aberdeen, AB15 4BD

**ledingham  
chalmers**  
estate agency





Lounge

### Immaculately presented, six bedroom granite home with magnificent garden grounds

- Prestigious location
- Four versatile Public rooms
- Contemporary, bespoke Kitchen with Breakfast Nook
- Primary Bedroom with luxury En Suite
- Five further fantastically proportioned Bedrooms
- Gorgeous Garden Grounds



Sitting Room



Six beds.



Three bathrooms.



Four public rooms.

**We are delighted to present for sale this distinguished six-bedroom semi-detached granite residence, enviably positioned on a generous corner plot within the prestigious Rubislaw Den South in Aberdeen's prime West End.**

Rubislaw Den South is situated in one of Aberdeen's most desirable and sought after streets. With its beautiful and most unique period features, its presence and elegance combined with refined modern touches make this a special family home. It is an attractive property inside and out, the sense of understated grandeur and attention to detail are abundant. Despite its central location, it feels wonderfully secluded and private, it is a true sanctuary in the heart of the city. With its south-facing orientation, the home is filled with natural light throughout the day creating bright, airy rooms and a warm welcoming atmosphere. Spanning over three levels, the versatility of six bedrooms and four large public rooms lends itself to a discerning buyer and would suit any growing family.

First impressions upon entering the property are that of quality and sophistication, viewers are greeted with a spacious entrance hall where the scale of the accommodation is immediately apparent. There are four fantastically proportioned reception rooms on the ground level, all with their own distinctive character, gorgeous bay windows and working gas fires.

The opulent and timeless dining room benefits from a dual aspect, flooding the room with natural light. All the period elements combine together to provide a perfect setting for formal entertaining.



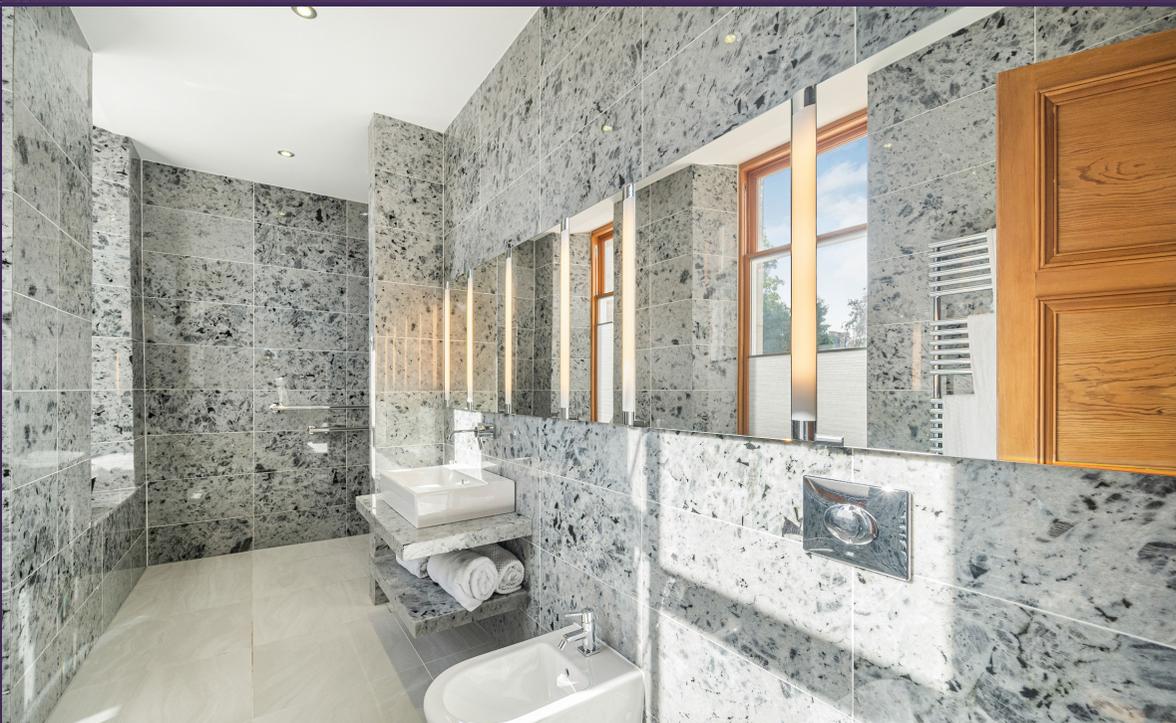
**Kitchen and Breakfast Nook**



**Family Room**



Primary Bedroom



En Suite

The lounge is a particularly grand reception room with a square bay window enjoying pleasant garden views. A side window provides additional natural light and the fireplace with mantel enhances the homely and relaxing atmosphere of the room.

Leading directly from the lounge is the bright sitting room with multiple windows creating that fabulous indoor outdoor feel. This allows for a more relaxed and contemporary space with direct access to the garden.

The fourth generous and beautifully decorated public room is a cosy and intimate space with fireplace. This is used by the current owners as the family room.

The bespoke open plan kitchen with breakfast nook enjoys large windows ensuring a good ingress of natural light, this is the perfect spot to enjoy your morning coffee. The kitchen has been fitted with high quality units, worktop and integrated appliances. This both stylish and practical kitchen has been thoughtfully designed for modern family life, with direct garden access and a fantastic walk in-pantry, it is equally suited to casual meals or larger gatherings.

Completing the ground floor accommodation is the well placed cloakroom.

An elegant staircase ascends to the first floor landing.

Sure to impress is the gorgeous principle bedroom which is of fantastic proportion and is awash with light from the large window. The en suite has a luxury suite comprising of WC, bidet, wall mounted wash hand basin and large walk in shower enclosure.

Also located on the first floor are two more fantastically proportioned double bedrooms, both offer ample space for a variety of free standing furniture.

Completing the first floor accommodation is the elegant family bathroom comprising of bath, shower, WC and wash hand basin nestled within a vanity unit.

On the second floor there are a further three double bedrooms one of which is currently being used as a music room by the current owners showing the true versatility of the space.

Supporting these bedrooms and completing the layout is the shower room comprising of shower, WC and wash hand basin vanity.



Bedroom



Bedroom



Bathroom



Bedroom

Externally, the expansive south-facing landscaped gardens are a true highlight of this charming property. The mature trees have been carefully planted ensuring a wonderfully private and tranquil outdoor space with patio areas for dining and relaxation and lawn areas for the safe play of children and pets alike. A garage and dedicated boiler room provide extra convenience and practicality. A large driveway also offers parking for multiple vehicles.

The property enjoys the modern benefits of gas central heating, double glazing while still maintaining a wealth of period features offering the perfect blend of elegance and comfort. Rarely does a property of such stature, setting and privacy come to market, early viewing is strongly encouraged to fully appreciate this magnificent property.

## Accommodation

Dining Room	21'5" x 14'10"	6.53m x 4.52m
Living Room	23'1" x 16'1"	7.04m x 4.9m
Sitting Room	18'8" x 15'1"	5.69m x 4.6m
Kitchen	13'8" x 12'4"	4.17m x 3.76m
Breakfast Nook	10'1" x 12'4"	3.07m x 3.76m
Pantry	6'2" x 8'7"	1.88m x 2.62m
WC	4'3" x 7'03"	1.3m x 2.21m
Primary Bedroom	20'5" x 14'1"	6.22m x 4.29m
En Suite	7'3" x 14'7"	2.21m x 4.45m
Bedroom	18'2" x 14'7"	5.54m x 4.45m
Bedroom	21'5" x 14'10"	6.53m x 4.52m
Bathroom	8'9" x 10'8"	2.67m x 3.25m
Bedroom	18'8" x 14'10"	5.69m x 4.52m
Bedroom	18'11" x 14'3"	5.77m x 4.34m
Bedroom	14'8" x 15'2"	4.47m x 4.62m
Bathroom	9'4" x 6'0"	2.85m x 1.83m



Bedroom



Bedroom

# Floorplan

## 5 Rubislaw Den S Aberdeen AB15 4BD, UK

Approx Gross Internal Area:  
4036 Sq Ft (375 Sq M)

For Identification purpose only. Not to scale.  
[www.weare96.com](http://www.weare96.com)





Garden

## Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. Proceed straight ahead at the Queens Cross roundabout on to Queens Road. Turn right at the next roundabout on to Forest Road. Turn first left into Rubislaw Den South

## Location

Rubislaw Den South is a wide tree lined street with a range of superior period residences located in the prime west end of the city and arguably one of the finest and most sought after addresses in Aberdeen. The property has easy access to the city centre, the business communities on Carden Place and Albyn Place and the ring road, giving easy access to Aberdeen Airport and areas to the north and south of the city. The property is also within easy reach of a selection of hotels, restaurants and café bars on Queens Road. Schools serving the area are Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations while there are several private schools close by.

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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