



1 Prince Arthur Street,
Aberdeen, AB10 1YA

**ledingham
chalmers
estate agency**





Dining room



Kitchen

Truly impressive category b listed end of terrace dwelling house

- Striking Category B Listed property
- Situated in the desirable west end
- Three impressive public rooms, including sun room
- Four bedrooms, all with built-in storage
- Peaceful and secluded rear garden
- Rear aspect garage, with electric up and over door



Four beds.



One bathroom.



Three public rooms.

We are delighted to present for sale this truly impressive category B listed end of terrace dwelling house, which lies on the corner of Albert Terrace and offers bright and airy family accommodation spanning two floors.

The property was designed by the famous Aberdeen architect Archibald Simpson, boasting many stunning original features throughout including terracotta roof ridges, plasterwork, high ceilings, deep moulding skirtings, cornicing and refurbished double glazed windows with shutters, the property is elegantly decorated and has an abundance of charm and character.

Entry is gained from the side of the property, with a reception hall leading seamlessly into the main internal hallway which boasts high ceilings and well maintained period features. Two large public rooms are found to the front of the property. An elegant lounge features a marble fireplace, excellent proportions and two double door Aberdeen Press cupboards. Adjacent, the dining room is filled with light through the placement of dual aspect windows and is a lovely spot to relax or entertain.

The well appointed kitchen is centrally located and is fitted with an extensive range of wood wall and base units with black work surfaces and white tiled splashback. Appliances include a five burner hob, integrated double oven, extractor fan, free standing dishwasher and free standing fridge/freezer. There is a window above the sink overlooking the sun room and beyond to the garden.

The sun room is a great addition to this fine home, with viewers sure to be impressed by the calming atmosphere this room encompasses. The ornate window railings add a nice feature to the space.



Sun room



Bedroom



Bedroom



Bathroom

There is a door which gives direct garden access. A rear hallway, located off of the sun room, gives access to a useful WC and storage cupboard, while a skylight fills the space with an abundance of natural light. A door at the end of the hall leads to the utility room which houses a washing machine and sink. There is a second door giving access to the workshop from the utility room.

The workshop is a useful area for additional storage, but has also been cleverly used to connect the house and garage, with an open door way leading directly to the garage. The garage is of generous single proportions, with a side door and two windows. It is fitted with light and power and has an electric up and over door.

The ground floor accommodation is completed by the side facing bedroom/study which has a large walk-in cupboard, along with a large under the stair cupboard which can be accessed from the main hallway and houses the hot water cylinder.

A sweeping staircase leads to the upper floor, with the half landing featuring large frosted windows. On this level there are three double bedrooms, with all benefiting from an excellent level of built-in storage in the form of fitted furniture or built-in cupboards. The family bathroom with a bath and a separate shower cubicle complete the accommodation of this home. It is worth noting the loft space is accessed from the bathroom via a hatch.

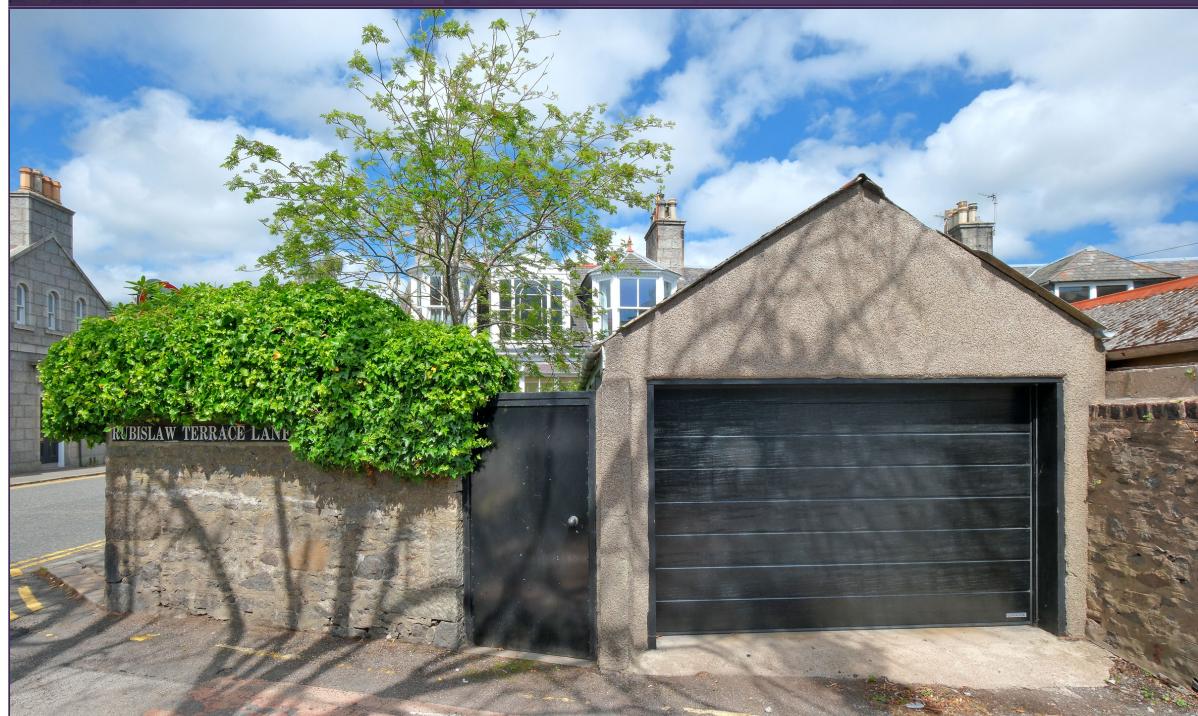
Outside there is a beautifully mature, private, south facing garden which is enclosed by a high wall and is stocked by trees and shrubs with an area of lawn. There is an area of patio located by the sun room, which is the ideal spot to enjoy the tranquil garden views. A paved pathway leads to the workshop, garage and gate to the back lane.

Accommodation

Lounge	13'2" x 16'8"	4.01m x 5.08m
Dining room	12'10" x 11'7"	3.91m x 3.53m
Kitchen	10'9" x 11'3"	3.28m x 3.43m
Sun room	10'9" x 6'0"	3.28m x 1.83m
Bedroom / Study	7'8" x 11'3"	2.34m x 3.43m
Bedroom	12'5" x 13'8"	3.79m x 4.17m
Bedroom	8'11" x 14'10"	2.72m x 4.52m
Bedroom	10'2" x 12'5"	3.1m x 3.79m
Bathroom	6'4" x 15'7"	1.93m x 4.75m

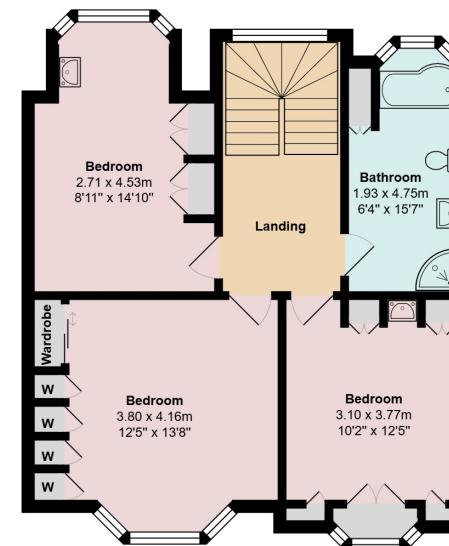
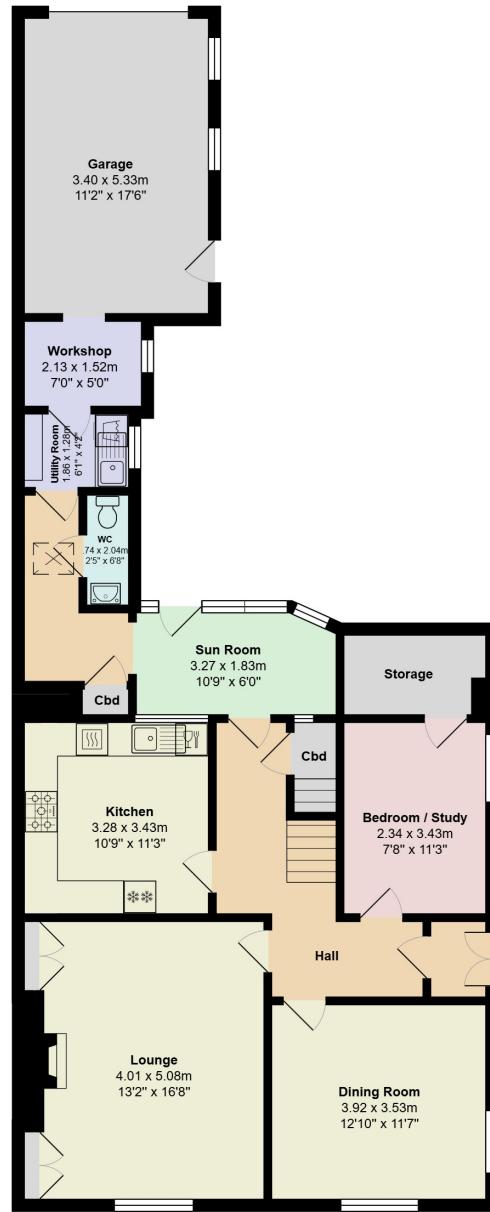


Garden Grounds



Garage

Floorplan



Total Area: 180.3 m² ... 1941 ft²

Directions

From the west End of Union Street travel straight ahead at the traffic lights onto Alford Place and Albyn Place. Pass the public gardens on the right hand side then turn right onto Prince Arthur Street. Number 1 is located on the right hand side, on the corner of Carden Place.

Location

Prince Arthur Street corners Albert Terrace and forms part of a Conservation Area within easy distance of the City Centre. The property is well placed for an array of speciality shops in Thistle Street, Rose Street and Chapel Street. Albert Terrace is also conveniently located for those working in the offices on Carden Place, Albyn Place and Queen's Road. The Schools serving the area include Ashley Road Primary School and Aberdeen Grammar School, whilst Robert Gordons College, St. Margarets School for Girls and Albyn School are all within walking distance.

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.