



**125 Anderson Drive**  
Aberdeen AB15 6BG

**ledingham  
chalmers**  
estate agency



Hallway



Lounge



Dining Room/Family Room

## Four bedroom detached home with garden and double garage

- Fabulous location
- Exceptionally spacious rooms throughout
- Front and rear garden
- Four Bedrooms one with En Suite facilities
- Large driveway to the front
- Double garage to the rear



Four beds.



Two bathrooms.



Three public rooms.

**We are delighted to offer for sale this prestigious early 1900's detached home which is ideally located in Aberdeen's West End. The property is located within a short walk of Hill of Rubislaw and ideally located for access across the City.**

The property benefits from exceptionally large and spacious rooms throughout and maintains the ambience and elegance of the era in which it was originally constructed, in particular the stained wood work and doors. The property is set in a large site, with fully enclosed rear garden, making it child safe. Viewers are firstly greeted with the mahogany panelled entrance vestibule with partially stain glass door, tiled floor and concealed cloak cupboard.

The cloakroom is fully tiled with wall mounted WC and feature glass bowl wash-hand basin and vanity unit. There is a wall-mounted medicine cabinet and towel rail for convenience. The grand reception hall features an open balustrade stairway leading to the upper floors and provides access to all ground floor accommodation. There is stripped wood flooring and a large stained glass window over the stairway.

The lounge is a generously proportioned room with front facing bay window and stained woodwork including high level skirtings and doors and plasterwork detail on the ceiling. There is also a natural gas flame effect fire nestled in a cast iron fireplace with mahogany over-mantle and marble hearth.

The spacious family room enjoys a rear aspect, stripped wood flooring, a box bay window and a French door to the rear garden. There is also a tiled fireplace with wood over-mantle.

The formal dining room benefits from a dual aspect including a large front facing window. There is a lovely central chandelier light fitting and cast iron fireplace with wood over-mantle and marble hearth.



Sitting Room



Kitchen



Bedroom



Bedroom

The kitchen has been fully fitted with a range of quality dark oak cabinetry including a central island unit incorporating 2 ovens and chimney hood. A fabulous addition is the large walk-in larder cupboard. Just off of the kitchen is a further dining space, this is ideal for casual family dining or breakfast.

To the rear of the property there is a laundry room with stainless sink unit, room for appliances and roof mounted clothes drier. There is also a utility room with fully fitted kitchen units offering additional storage and housing the central heating boiler. An added addition is the WC and further walk in storage.

Upstairs, the principle bedroom is an exceptionally spacious room with front facing triple window and walk in dressing room with hanging facilities on two sides. The en suite comprises corner shower cubicle., twin vanity basins and wc.

There are a further three double bedrooms, all are of fabulous proportion and benefit a great degree of natural light.

Completing the first floor accommodation is the family bathroom comprising bath, fully enclosed shower, wc, wash hand basin vanity with storage and hated towel rail.

Accessed via a concealed stairway the attic room is fully lined and has two Velux windows. It is fitted with laminate flooring and is ideal for a child or a teenager's Bedroom/Den.

To the front there is an attractive garden with mature hedging sheltering the property from the roadway, an area of lawn and shrubs. The rear garden is fully enclosed and has a large paved patio area, extensive lawn and shrubbery. Ample parking is available on the front driveway, there is also a double garage located to the rear of the property.

## Accommodation

Lounge	17'3" x 22'0"	5.26m x 6.71m
Sitting Room	12'2" x 19'1"	3.71m x 5.82m
Dining Room	17'5" x 18'9"	5.31m x 5.72m
Kitchen	12'7" x 16'7"	3.84m x 5.06m
Dining/Breakfast Room	9'5" x 8'0"	2.87m x 2.44m
Utility Room	9'5" x 7'10"	2.87m x 2.39m
Bedroom	16'5" x 18'10"	5.01m x 5.74m
Bedroom	15'1" x 17'9"	4.6m x 5.41m
Bedroom	10'7" x 12'1"	3.23m x 3.68m
Bedroom	12'3" x 15'3"	3.73m x 4.65m
Bathroom	11'11" x 8'8"	3.63m x 2.64m
Attic	18'7" x 24'2"	5.67m x 7.37m



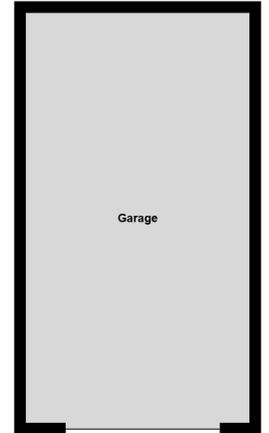
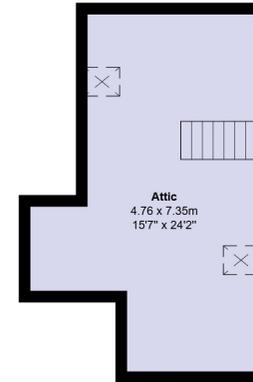
Bathroom



Garden Grounds

# Floorplan

125 Anderson Drive



## Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place and thereafter onto Queens Road. At the original Earls Court roundabout continue to your right onto Anderson Drive and the property will be on your left hand side just a short way up the hill.

## Location

The property is located in the west end of the city with a good range of amenities nearby included good shopping facilities at the Mannofield and Seafield shops, public transport services and schools. The Aberdeen Squash Racquets Club and Aberdeenshire Cricket Club are both within easy walking distance. There is a good range of restaurants, coffee shops and hotels in the area. Anderson Drive gives easy access to areas both north and south of the city.

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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