



101 Cromwell Road,
Aberdeen, AB15 4UE

Offers over **£310,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen / Diner



Utility Room

Exceptional four bedroom double upper in a prime west end location

- Exquisite property with stunning period features
- Generous lounge with attractive fireplace & bay window
- Modern dining kitchen installed in recent years
- Principle bedroom benefits from an en suite
- Well maintained throughout
- Exclusive area of garden to the rear and single garage



Four beds.



Two bathrooms.



One public room.

With a prime West End location in Aberdeen City, this impressive four-bedroomed apartment forms part of superb, traditional, granite building and occupies the two upper levels.

The property has a private, self-contained entrance from the front.

The current owner has sympathetically upgraded and refurbished the accommodation to an exceptional standard and has created a luxurious, high-quality and truly immaculate apartment whilst perfectly retaining all the traditional features one would expect.

Upon entering the property on the ground floor you are welcomed by an entrance vestibule and stairs leading you to the upper hall. The upper hall is a generous space and provides individual access to all the rooms on the first level and has stairs to the upper floor.

The bright and airy lounge is a spectacular room overlooking Cromwell Road with a large bay window and a feature fireplace adding a cosy touch. The traditional high ceilings are bordered by traditional cornices creating an elegant, timeless ambience.

Returning to the main hall and entering the dining-kitchen, viewers are sure to be impressed by the detail and finishes of this stunning room, with the kitchen having been installed in recent years to a very high standard. Shaker style units in a modern light grey tone is sympathetic and in keeping with the traditional features while offering a modern twist. The stone work top creates a luxurious finish. The room is large enough for a dining table and chairs, making this an excellent room for entertaining and socialising. There is a walk-in larder which is located below the stairs, Aberdeen Press cupboard and door which leads into the utility room.



Bedroom



Bedroom



Bedroom



Bedroom

The utility room is finished with a range of quality units, with space for a washing machine and tumble drier. There are stairs which gives rear access to the garden.

On this floor there are two substantial double bedrooms with large windows providing a light and airy feel to these very generous rooms. Both are versatile spaces, with one being currently used as a hobby room.

Meanwhile on the first floor there is a very generous principal bedroom with access to a beautiful en-suite complete with large shower enclosure, ladder towel radiator, wc and washbasin set within a vanity unit.

The fourth is a charming single bedroom and would make an excellent home office if required.

It is worth noting on the first floor landing, a velux window allows for far reach roof top views to be enjoyed.

Further features include full gas central heating and double glazing.

To the rear there is a shared garden with rear lane access and a single garage. The area of lawn towards the rear of the garden is exclusive to the property. There is also a shared communal outhouse and a further exclusive outhouse. A large log cabin is a lovely spot to enjoy the peaceful surroundings and will remain as part of the sale.

The property offers a rare opportunity to purchase a substantial home in exceptional condition and viewing is highly recommended.

Accommodation

Lounge	13'11" x 18'6"	4.24m x 5.64m
Kitchen / Diner	11'7" x 13'7"	3.53m x 4.14m
Utility Room	6'1" x 13'11"	1.85m x 4.24m
Bedroom	11'9" x 13'6"	3.58m x 4.12m
Bedroom	10'6" x 9'5"	3.2m x 2.87m
Bathroom	7'8" x 5'4"	2.34m x 1.63m
Bedroom	12'2" x 17'3"	3.71m x 5.26m
En Suite	7'5" x 7'2"	2.26m x 2.18m
Bedroom	8'8" x 7'10"	2.64m x 2.39m

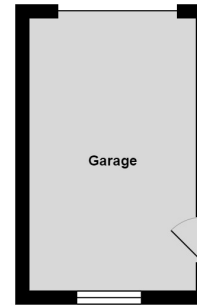


Rear Garden



Garage

Floorplan



Directions

Travelling west along Union Street continue onto Holburn Street and take the first opening on the right onto Union Grove. Proceed along Union Grove, over the roundabout at Forest Avenue onto Cromwell Road and No. 101 is on the left hand side.

Location

The property is situated to the far end of Cromwell Road, well positioned for easy access onto the main Aberdeen ring road providing commuting to both north and south of the city. There is a good range of local amenities with supermarket, Post Office and further retail shops at Countesswells Road and also Mannofield. The area is well served by public transport facilities and is within easy distance of Aberdeen city centre with its many recreational and leisure facilities.

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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