



**125 Hamilton Place,**  
Aberdeen, AB15 5BD

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen



Dining room

## Striking granite home blending period character with substantial family accommodation

- Impressive five bedroom semi-detached granite home
- Prime West End location
- Wealth of original period features throughout
- Stunning principal suite with dressing room and en-suite
- Mature walled garden with self-contained office
- Private driveway providing off-street parking



Five beds.



Three bathrooms.



Three public rooms.

**Occupying a prime position within one of Aberdeen's most sought after West End streets, we are delighted to offer for sale this impressive five bedroom semi-detached granite dwellinghouse.**

Enjoying a picturesque tree-lined setting, the property combines substantial family accommodation with a wealth of beautifully preserved period features, including original pitch pine woodwork, stained glass, ornate plasterwork, high skirtings and a number of attractive fireplaces. Arranged over three floors, the home offers exceptionally spacious and versatile accommodation, ideally suited to modern family living while retaining all the charm and character expected of a property of this era.

Entry is gained through an elegant vestibule featuring striking stained glass detailing and traditional wood panelling, which in turn leads to the welcoming reception hallway. The hallway immediately showcases the period character found throughout the home, with the sweeping staircase taking centre stage. There is a useful cupboard below the stairs. Positioned to the front of the property, the formal lounge is a particularly elegant room, centred around a beautiful feature fireplace and enhanced by a large bay window which fills the room with natural light. Original cornicing, wood panelling and high ceilings further enhance the room's character.

Located to the rear, the dining room enjoys a pleasant outlook over the garden and features a charming original fireplace along with direct access outdoors. There is an Aberdeen Press in the far corner. A modern shower room is located off of the hall comprising a WC, hand wash basin, chrome towel rail, mirror with built-in light and shower enclosure with aqua panelling. The kitchen forms the heart of the home and is fitted with a comprehensive range of quality cabinetry, complemented by a Belfast sink and Rangemaster cooker.



Bedroom



Ensuite



Bedroom



Bedroom

The adjoining breakfast room enjoys views over the rear garden, with a bespoke stain glass window filling the room with colour. Beyond the breakfast room, a useful utility room offers further storage and laundry facilities, while a double bedroom is accessed via a separate staircase. Previously utilised as a home office, this versatile room could equally serve as a playroom, hobby room or studio space depending on individual requirements.

Ascending the sweeping staircase, the first floor landing provides access to three well proportioned bedrooms and the upper accommodation. The principal bedroom is a truly outstanding space, enjoying a large bay window, attractive original fireplace, extensive room proportions and a walk-in wardrobe. The room is enhanced further by a luxurious split-level ensuite bathroom, which features a sunken bath, separate shower enclosure, twin wash hand basins, WC and bidet. Two further bedrooms are located on this floor, both retaining attractive period features including feature fires and ceiling cornice. The second floor continues the generous proportions found throughout the home and comprises a substantial double bedroom with fitted storage and attractive open views. A modern shower room serves this level, while a built-in cupboard with velux provides excellent storage.

Externally, the property enjoys a lock-block driveway to the front providing convenient off-street parking. To the rear, a beautifully established walled garden extends over two levels and offers a wonderful degree of privacy and seclusion. Mature trees, fruit bushes and established planting create a peaceful setting, while paved seating areas provide ideal spaces for outdoor dining and relaxation. The garden has been thoughtfully cultivated to encourage wildlife, creating a tranquil environment to enjoy throughout the seasons. Located from the garden, a self contained office space benefits from power, heating and has been used previously as a home gym.

## Accommodation

Lounge	16'6" x 15'11"	5.03m x 4.85m
Dining room	13'3" x 13'9"	4.04m x 4.19m
Kitchen	11'10" x 13'9"	3.61m x 4.19m
Breakfast room	7'6" x 12'0"	2.29m x 3.66m
Utility room	7'6" x 9'10"	2.29m x 3m
Office	7'6" x 8'3"	2.29m x 2.52m
Bedroom	16'11" x 15'11"	5.16m x 4.85m
Ensuite	11'1" x 15'9"	3.38m x 4.8m
Bedroom	13'9" x 15'9"	4.19m x 4.8m
Bedroom	7'6" x 18'4"	2.29m x 5.59m
Bedroom	9'2" x 10'0"	2.79m x 3.05m
Bedroom	14'5" x 24'11"	4.4m x 7.6m
Bathroom	9'6" x 7'4"	2.9m x 2.24m



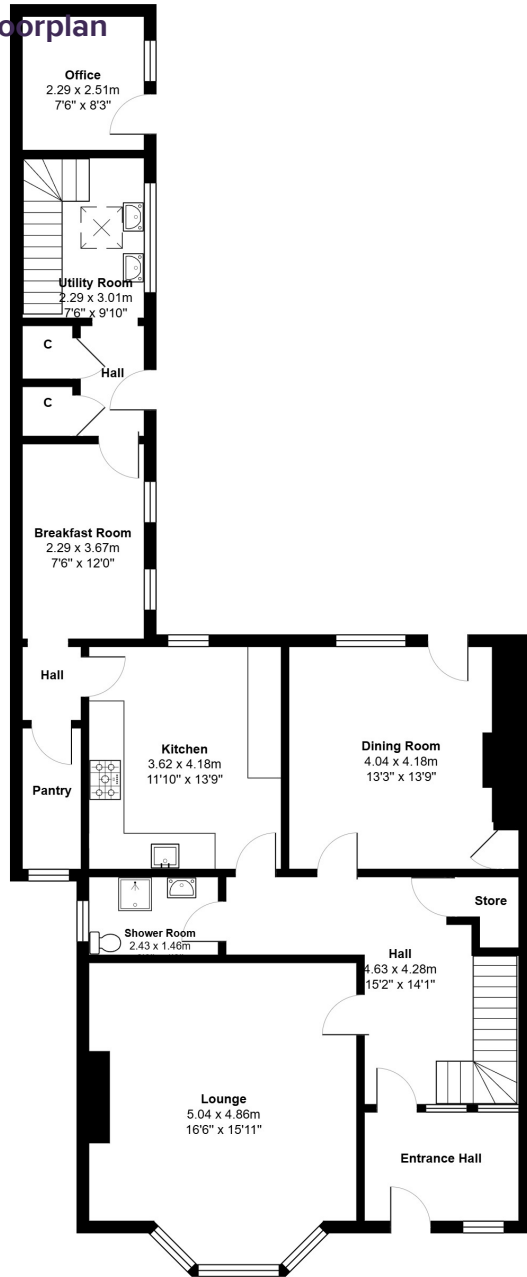
Rear Garden



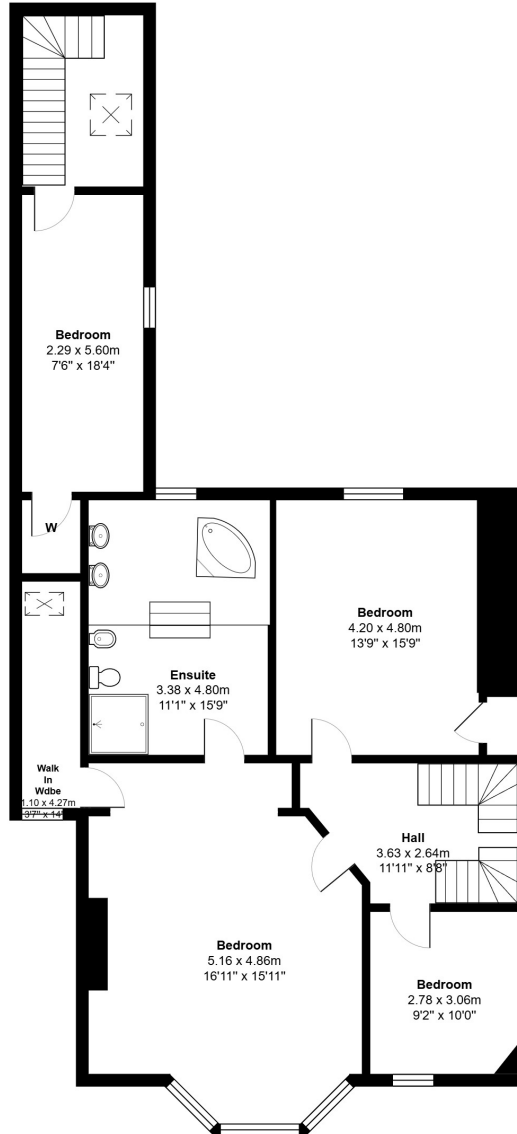
Rear Garden



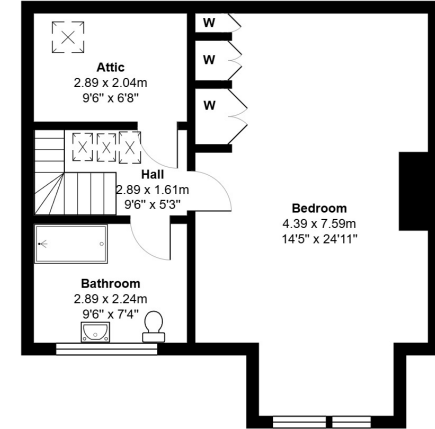
# Floorplan



Ground Floor



First Floor



Second Floor

## Directions

From Holburn junction, travel west along Alford Place onto Albyn Place. At the Queen's Cross roundabout turn right into Fountainhall Road and then take the fifth exit on the left into Hamilton Place. No.125 is situated further along the road on the left hand side.

## Location

Hamilton Place is a quiet, leafy, tree lined street situated in the heart of Aberdeen's prestigious West End. The property enjoys easy access to the main arterial routes to all north east business centres, Aberdeen Airport and the hospital complex at Foresterhill. The property is within the catchment area for reputable primary and secondary schools and is also within walking distance of many of the city's private schools and nurseries. A good variety of local shops, restaurants and leisure facilities are close at hand. Aberdeen city centre, with its wealth of amenities, is only a short distance from the property and public transport to many parts of the city is regularly available nearby.

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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