



**7A Ferryhill Place,**  
Aberdeen, AB11 7SE

ledingham  
chalmers  
estate agency



Lounge



Lounge



Kitchen

## Listed three bedroom upper flat in sought after, central location

- Category B listed building with stunning period features
- Spacious lounge with marble feature fireplace
- Generous dining kitchen with appliances included
- Three double bedrooms, all with bay windows
- Stylish bathroom with free standing bath and shower over
- Shared rear garden with exclusive coal cellar



Three beds.



One bathroom.



One public room.

**Located in a beautiful tree-lined street in the heart of the ever-popular area of Ferryhill, we are delighted to offer for sale this generous, three bedroom, double-upper.**

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Occupying the two upper floors within the Category B Listed building, there is an abundance of traditional accents with notable period features including restored, original pine doors and woodwork, working shutters and the original marble fireplace to the lounge, high ceilings with ornate cornicing and roses, and moulded skirtings.

A bright and welcoming entrance hall and stairwell, with elegant balustrade, is resplendent with natural light from the beautiful stained glass window. Excellent storage is afforded here within the under-stair cupboard with light and shelves.

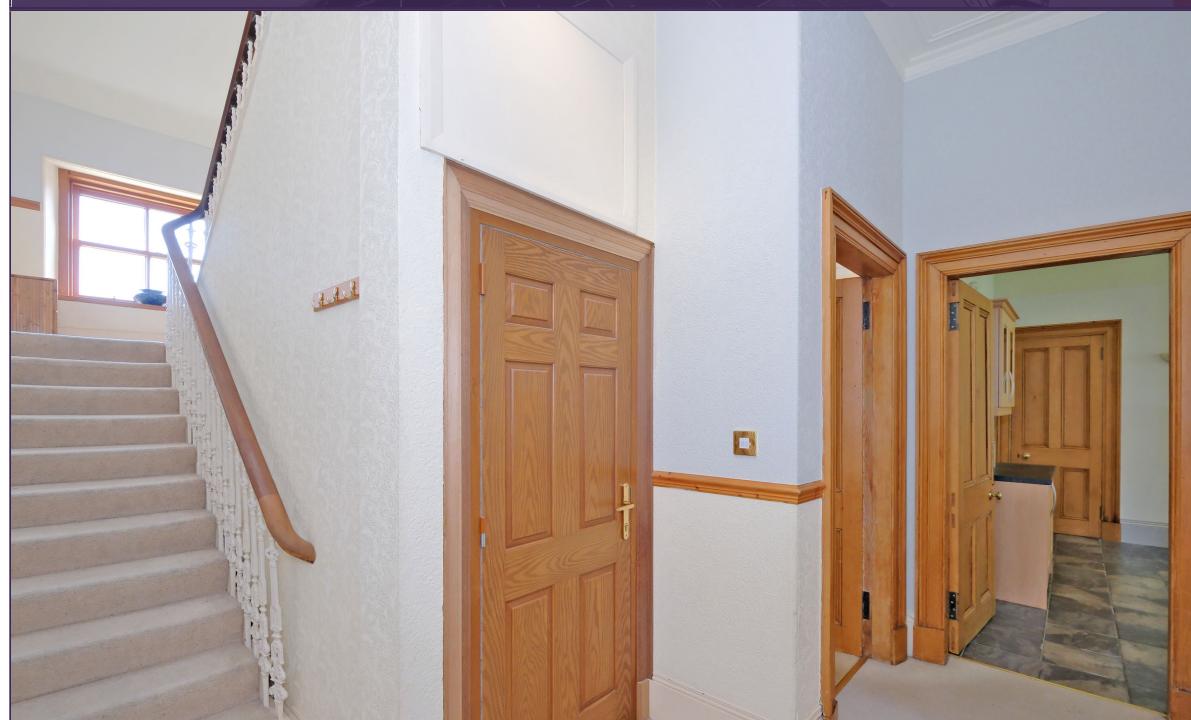
On the first floor, the lounge is of impressive proportion and benefits from two large windows allowing natural light to flow. Additional features include the two shelved alcoves which frame the feature fireplace, and the delightful ceiling cornice and rose.

Enjoying pleasing rear garden views, the kitchen is generous in size and features a wide range of beech shaker base and wall units and central island with contrasting worktops.

Two Aberdeen presses provide additional storage and there is ample space for dining. An attractive feature of this room is the fireplace which currently holds as a wine rack.



Bathroom



Hallway



Completing the first-floor accommodation is the bathroom, which has a very unique style, comprising of a free-standing bath with rainfall shower head above, sink, WC and heated towel rail for convenience.

The stairwell to the upper is finished with a fresh neutral carpet, arriving at the upper-floor which boasts good storage within the built-in cupboard.

Three double bedrooms are located on this floor, all of which benefits from lots of natural light from their respective bay windows.

Affording space for a range of free-standing furniture, each bedroom is of generous proportion.

Completing the internal accommodation is the conveniently located toilet with WC and sink housed within a beech vanity unit. Again there is good natural light from the Velux window.

Boasting the perfect combination of neutral contemporary decor, along with an abundance of well-preserved period features, this is a truly stunning home which to only internal viewing can truly give justice, and early appointments are recommended.

## Accommodation

Lounge	19" x 16'5"	5.79m x 5.01m
Kitchen	16'5" x 15'5"	5.01m x 4.7m
Bathroom	9'5" x 11'3"	2.87m x 3.43m
Bedroom One	13'2" x 13'11"	4.01m x 4.24m
Bedroom Two	13'2" x 14'1"	4.01m x 4.29m
Bedroom Three	11'11" x 14'1"	3.63m x 4.29m
WC	4'3" x 7'9"	1.3m x 2.36m

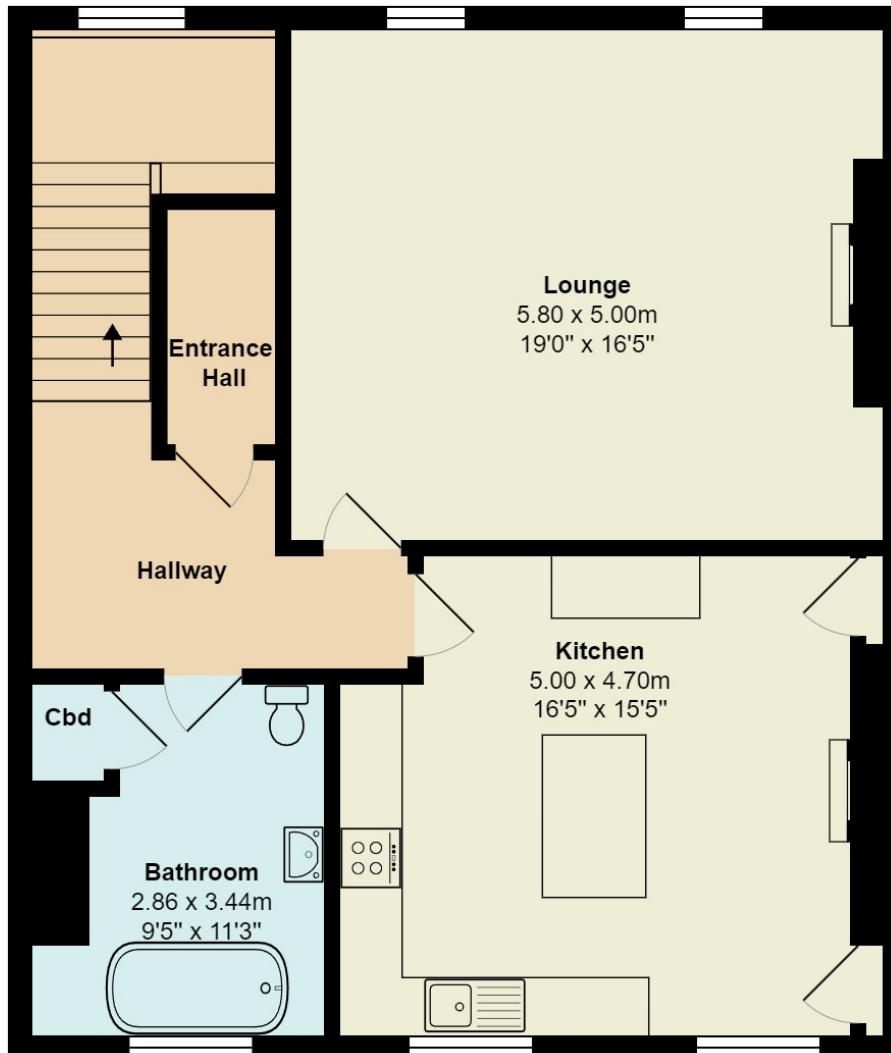


Bedroom



Rear Garden

**Floorplan**  
7A Perryhill Place



## Directions

From Union Street, travel East turning left onto Bon Accord Street. Continue through the traffic light and then turn left onto Fonthill Road. Continue for a short distance before turning right onto Ferryhill Place. Number 7a is situated on the right hand side.

## Location

Ferryhill is a much sought after area within a short distance is the delightful Duthie Park, Winter Gardens and also its children's play areas. There are delightful walks along the River Dee and the area is served by good public transport facilities. There are also excellent amenities within the Ferryhill area including good primary and secondary schools and community facilities.

## 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.