



76 Osborne Place,
Aberdeen, AB25 2DB

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Utility room

Impressive five bedroom double upper flat, with excellent potential

- Traditional Granite Property with period features
- Requires a degree of modernisation, with ample potential
- Spacious kitchen with separate utility
- Excellent sized bedrooms, some with built-in storage
- Secluded rear garden with shared and exclusive areas
- Exclusive wash house is fitted with power and light



Five beds.



Two bathrooms.



One public room.

Located on a charming, tree lined street in the heart of the sought-after Aberdeen's West End, we are delighted to present for sale this deceptively spacious five bedroom double upper flat.

Boasting a wealth of period detail and an exceptional level of adaptable accommodation, we are delighted to offer for sale this traditional granite five bedroom double upper flat, lying within a popular and well established residential area in the west end of the City. This spacious property has character in abundance with many fine period features including original woodwork, fireplace and cornicing. Although requiring modernisation, this property offers an excellent opportunity to create a much loved family home, with prime school catchments.

Upon entering this spacious and versatile home, the welcoming reception hallway boasts a wide staircase to the first floor landing. Directly opposite the main door is a secondary door, which gives direct garden access.

The elegant lounge enjoys an outlook to the front via the bay window and the traditional fireplace is a beautiful addition to the room. The painted ceiling adds an additional level of interest and personality, which is complemented perfectly by the ceiling cornice. Adjacent to the lounge, is the first double bedroom, which boasts excellent proportions and could also be utilised as a dining room if required. This room benefits from the same front aspect as the lounge, with large windows filling the room with an abundance of natural light. Another double bedroom is located to the rear of the property and enjoys peaceful garden views. The kitchen is an excellent size for entertaining and socialising, while still working well for busy family life. The kitchen is currently fitted with a range of wooden wall and base units which incorporate a host of integrated and free standing appliances.



Dining room



Bedroom



Bedroom



Bedroom/study

The room is large enough for a dining area, with the current owners having a useful breakfast bar located in the centre of the room. A white folding door leads seamlessly into the utility room, which is fitted with base and wall units along with a work surface with space below for a washing machine. There is a sizeable window above the sink looking out towards the garden. The boiler is located in the far corner. The first floor accommodation is completed by the wet room, which was installed in recent years, comprising walk-in shower with folding panels, wc, vanity storage unit with inset sink and aqua panelling to all walls.

From the first floor landing a second stair case with wooden balustrade and skylight, gives access to the second floor accommodation. To the rear, two double bedrooms are enhanced by built-in wardrobes offering an excellent level of storage space, while far reach city views give a lovely peaceful outlook. The fourth bedroom is currently used as a home office and has been fitted with an extensive range of cupboard and shelving with a built-in desk. A single bedroom is located to the front of the property with velux window and hatch into the eaves storage. The accommodation is completed by the family bathroom comprising coloured three piece suite with chrome heated towel rail and tiling to the wet areas. A velux window above the bath gives an immensely relaxing view of the sky regardless the time, day or night.

Outside, the rear garden is a peaceful haven to relax and unwind. There is an exclusive area of garden, which is a strip that runs the width of garden and is located to the back of the garden. The area of lawn is shared with the downstairs neighbour. The wash house in the far left corner is exclusive and boasts both lighting and a power supply, allowing for it to be suitable for a multitude of uses and with the correct permissions in place could make an excellent home office.

Accommodation

Lounge	14'8" x 12'4"	4.47m x 3.76m
Kitchen	16'4" x 10'2"	4.98m x 3.1m
Utility room	9'2" x 6'7"	2.79m x 2.01m
Bedroom	11'7" x 14'1"	3.53m x 4.29m
Bedroom	12'7" x 10'4"	3.84m x 3.15m
Wet room	8'2" x 4'7"	2.49m x 1.4m
Bedroom	12'6" x 10'3"	3.81m x 3.12m
Bedroom	12'6" x 11'2"	3.81m x 3.4m
Study/Bedroom	12'7" x 7'9"	3.84m x 2.36m
Bedroom	5'11" x 11'5"	1.8m x 3.48m
Bathroom	8'4" x 5'6"	2.54m x 1.68m
Outhouse	9'6" x 8'5"	2.9m x 2.57m

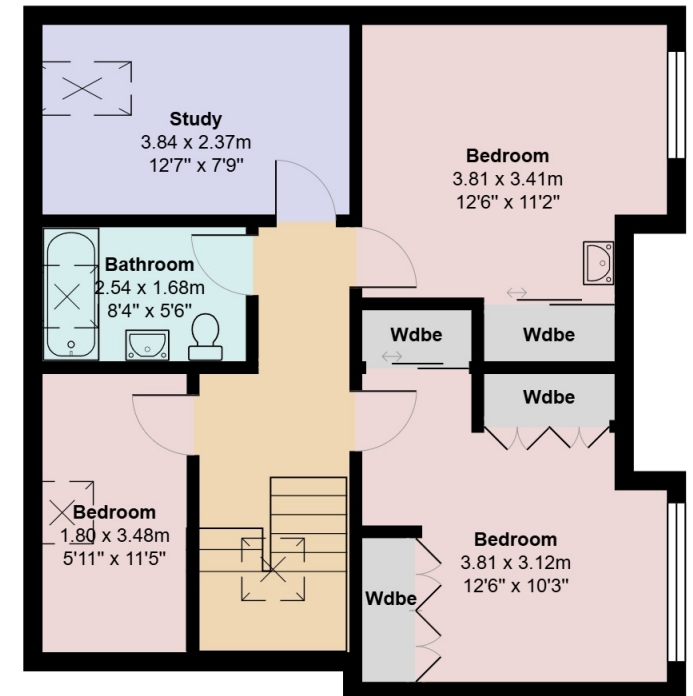
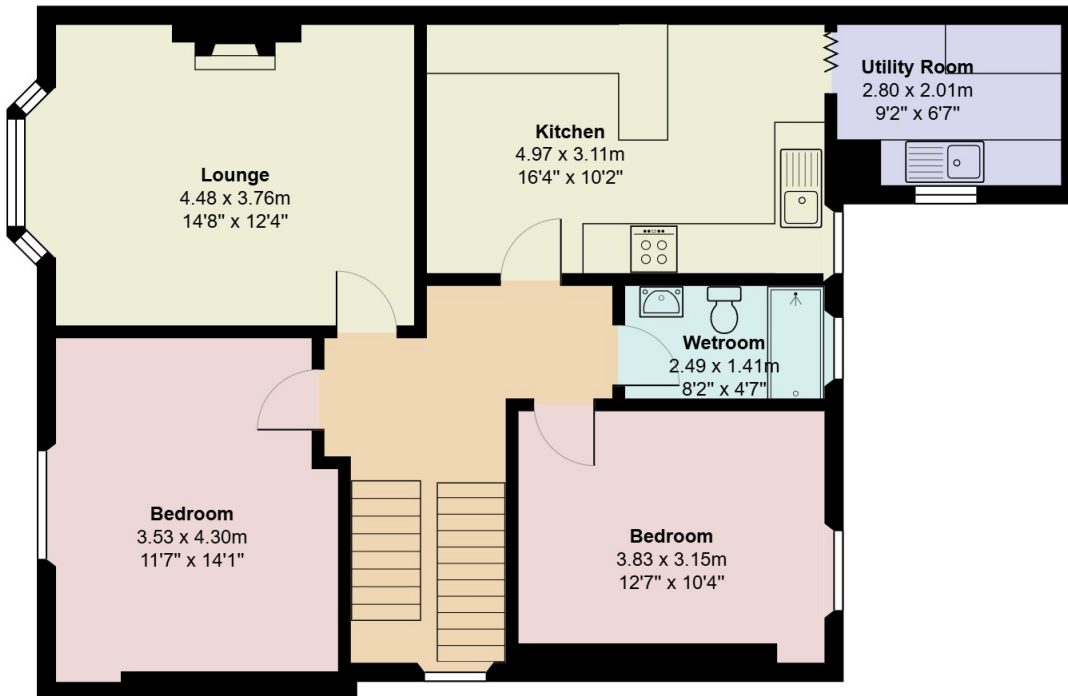
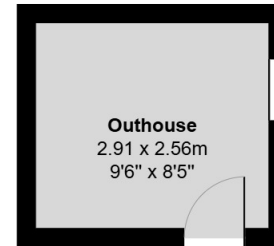


Wet room



Rear garden

76 Osborne Place
Floorplan



Directions

From Holburn Junction travel west along Alford Place and turn first right into Victoria Street. Turn left into Waverley Place and follow the road round to the right proceeding on to Albert Street. At the traffic lights proceed straight ahead. Turn left into Osborne Place.

Location

Osborne Place is a pleasant tree lined street forming part of a conservation area in the west end of the city with a good range of amenities in the vicinity including excellent shopping facilities at Rosemount, public transport services and the business communities on Carden Place and Albyn Place. There are a number of restaurants, bars and cafes in the area. The property is within the catchment area of Ashley Road Primary and Aberdeen Grammar Schools as well as being within walking distance of the private schools within the city, all with excellent reputations. The city centre with all its associated amenities is within easy walking distance.

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.

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Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com