



48 Rubislaw Den South,
Aberdeen, AB15 4AY

**ledingham
chalmers**
estate agency





A magnificent granite family home in one of Aberdeen's most prestigious residential locations

- Detached granite villa over three levels
- Four elegant reception rooms
- Beautiful original period features
- Triple garage and extensive parking
- Mature landscaped gardens
- Direct access to Rubislaw Den Woodland



Five beds.



Three bathrooms.



Four public rooms.

We are delighted to offer for sale this impressive detached granite villa which is situated in Rubislaw Den South, one of Aberdeen's most prestigious residential addresses.

Spanning three levels, the property offers four public rooms, four bedrooms, attic suite and mature garden grounds with a large triple garage. The property retains many of its fine original features such as panelled timber front door, timber sash and case windows, a beautiful pitch pine staircase, decorative architraves and mouldings. There is also a large window to the centre of staircase half landing. Offering exceptionally versatile accommodation, this outstanding family home must be viewed to fully appreciate its scale, character and quality of finish.

On the ground floor, there is an entrance vestibule with original mosaic tiled floor, beautiful stained glass window and door into the main internal hallway. The imposing turned staircase forms a striking focal point within the reception hall. A contemporary WC is positioned to the right of the staircase, while a useful utility area is conveniently located at the entrance to the kitchen.

The lounge is an elegant front facing room featuring a large bay window overlooking the front garden. The carpeted floor coupled with the exquisite ornate frieze and open fire creates an elegant social and entertaining space. Situated across the hall, the formal dining room enjoys similarly generous proportions and attractive front facing views.

A third versatile public room is positioned to the rear of the property, enjoying peaceful garden views. A centrally positioned stove creates a warm and inviting atmosphere, while double doors open into the sun room.



Lounge



Dining room



Undoubtedly the heart of the home is the spacious kitchen and dining room, with light being drawn in from a large rear facing window. The kitchen is fitted with an extensive range of quality Drumoak Kitchens shaker-style wall, base and tall units which is completed by thick stone work surfaces and splash back tiling. A striking cobalt-blue AGA takes centre stage, adding both character and colour. There is ample space for informal family dining.

Beyond the kitchen, the rear hall leads to the back garden along with a useful WC and large office, which also boasts direct garden access. This highly versatile room would be equally suited as a home office, guest bedroom, playroom or gym.

Ascending the sweeping staircase to the upper floor, a standout feature is the impressive picture window on the mezzanine level, which bathes the galleried landing in natural light.

The principal bedroom is located to the front of the property and enjoys attractive views over the mature front garden, with a walk-in wardrobe and ensuite adding a touch of opulence to the space.

Bedroom two is found across the landing and also enjoys the same front facing views over the front garden and beyond. The room is generously proportioned, with wall to wall wardrobes offering an enviable level of storage.

Bedroom three is a superb double bedroom and boasts excellent proportions. This room is peacefully located to the rear of the property and enjoys leafy views. Two traditional Aberdeen Press cupboards provide excellent storage while enhancing the room's period character.

Kitchen



Office/Bedroom

The modern bathroom completes the first floor accommodation comprising a bath, shower enclosure, wall mounted vanity unit with inset sink and WC. The room is enhanced by tiling to the four walls and floor along with additional wall mounted storage.

A concealed staircase leads to the attic floor, where a substantial bedroom offers excellent privacy and generous proportions. The room comfortably accommodates a wide range of furniture, including a seating area and study nook. The room is enhanced further by a substantial walk-in wardrobe. There is a sizeable en suite bathroom comprising a WC, vanity unit with inset sink, shower enclosure, wall tiling and wooden flooring. There is also a door from the ensuite leading into eaves storage. This space would make for an excellent guest suite or teenage retreat, adding further versatility to the accommodation, allowing this fine home to evolve alongside changing family requirements.



Principal bedroom



Ensuite



Bedroom



Bedroom

Outside, the property is situated within attractive landscaped gardens, providing leafy views from almost every room. The property enjoys an elevated position which enhances the feeling of privacy and seclusion.

The front garden is landscaped with two areas of manicured lawn, with mature flower beds providing an ever changing display of colour throughout the seasons. A sweeping driveway extends from the road and runs almost the full length of the plot, with the driveway curving past the property and passing through double gates before continuing towards the triple garage. The driveway offers an enviable level of off street parking.

A generous patio area can be accessed from the conservatory, rear hallway or office and is an excellent space for outdoor entertaining. Its slightly sunken position enhances the sense of privacy and shelter. A glass summer house adjacent to the patio can be used for additional seating.

Up a few steps is a large area of lawn, with colourful and carefully placed flower beds and a selection of apple trees. A slabbed path leads to the cabin which is fitted with power and is currently used as a games room. To the rear of the cabin is a wooden shed.

A particularly rare feature is the private gate providing direct access to the exclusive Rubislaw Den Woodland. Extending to approximately 14 acres, this beautiful area of mature woodland and walking paths is enjoyed exclusively by a number of neighbouring residents. It provides a wonderful opportunity to enjoy woodland walks quite literally on the doorstep. There is an annual fee payable for its upkeep.

Accommodation

Lounge	17'1" x 23'7"	5.21m x 7.19m
Dining room	17'1" x 23'6"	5.21m x 7.16m
Family room	17'1" x 15'8"	5.21m x 4.78m
Sun room	15'9" x 13'0"	4.8m x 3.96m
Kitchen	11'5" x 22'1"	3.48m x 6.73m
Office/Bedroom	17'11" x 15'4"	5.46m x 4.67m
Principal bedroom	16'8" x 16'4"	5.08m x 4.98m
Bedroom	16'4" x 19'10"	4.98m x 6.05m
Bedroom	16'4" x 15'7"	4.98m x 4.75m
Bedroom	17'5" x 17'6"	5.31m x 5.34m

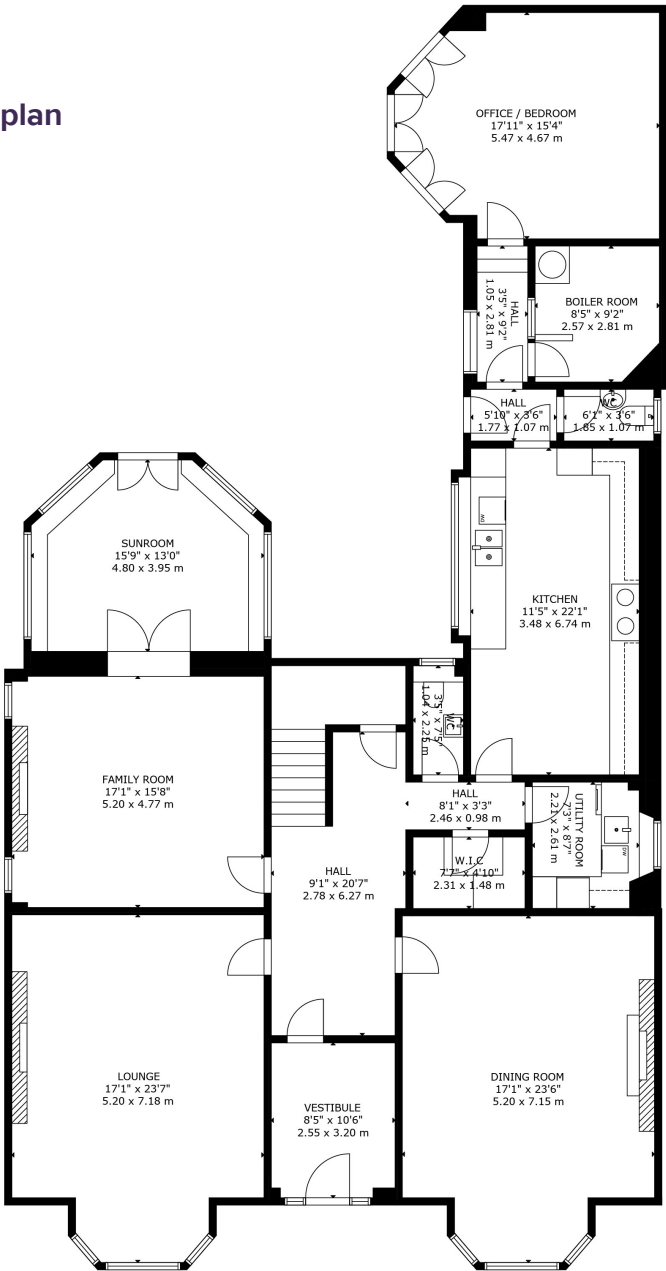


Bedroom

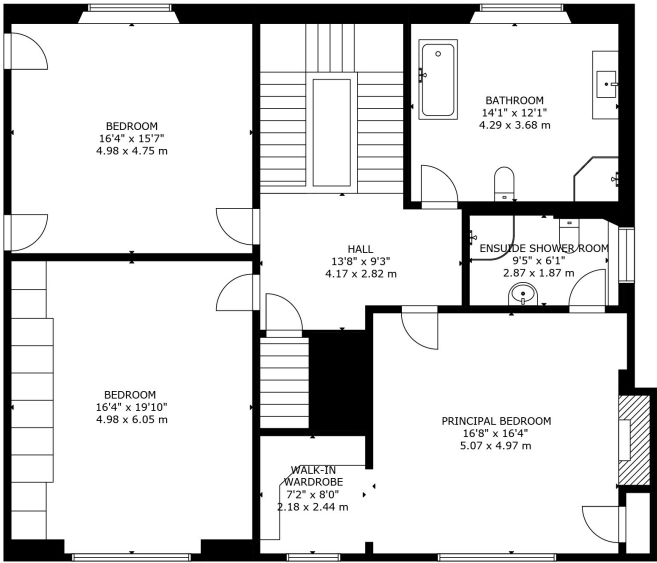


Bathroom

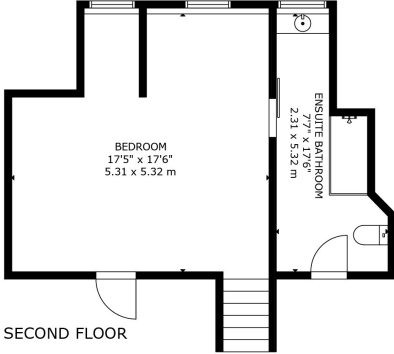
Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

48 Rubislaw Den South

GROSS INTERNAL AREA
 TOTAL: 400 m²/4,298 sq ft
 GROUND FLOOR: 225 m²/2,418 sq ft, FIRST FLOOR: 137 m²/1,475 sq ft
 SECOND FLOOR: 38 m²/405 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Family room

Directions

From Holburn Junction travel west along Alford Place and proceed on to Albyn Place. Continue straight ahead at the Queens Cross roundabout on to Queens Road. Turn right at the next roundabout on to Forest Road. Turn first left into Rubislaw Den South and number 48 is on the right hand side.

Location

Rubislaw Den South is a wide tree lined street with a range of superior period residences located in the prime west end of the city and arguably one of the finest and most sought after addresses in Aberdeen. The property has easy access to the city centre, the business communities on Carden Place and Albyn Place and the ring road, giving easy access to Aberdeen Airport and areas to the north and south of the city. The property is also within easy reach of a selection of hotels, restaurants and café bars on Queens Road. Schools serving the area are Ashley Road Primary School and Aberdeen Grammar School, both with excellent reputations, while there are several private schools close by.

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

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

01224 632 500
property@ledinghamchalmers.com

[lcea.com](https://www.lcea.com)



Sun room