



**57 Rubislaw Den South,**  
Aberdeen, AB15 4BA

**ledingham  
chalmers**  
estate agency



Lounge (Virtually Staged Image)



Dining Room (Virtually Staged Image)

Virtual Furniture

## Exquisite six bedroom detached family home in one of the city's most desirable streets

- Envious location on one of the West End's best streets
- Immaculately maintained with charming period features
- Striking lounge with ornate ceiling
- Incredibly versatile layout over three spacious floors
- Spacious gardens with tranquil patio areas
- Detached home with two car single garage



Family Room



**Six** beds.



**Two** bathrooms.



**Three** 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 sought after addresses.**

Spanning over three levels the property features three public rooms, six bedrooms, one large attic room and mature garden grounds with a large two car single garage. The property retains many of its fine original features such as panelled timber front door, timber sash and case windows, a beautiful oak staircase, decorative architraves and mouldings. There is also a stunning stain glass window to the centre of staircase half landing. This is an ideal family home with versatile rooms and early viewing is essential to appreciate the level of potential on offer.

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, which boasts a useful WC below the stairs. The impressive turned stair case is perfectly located within the hallway and has a wooden banister with charming heart detailing.

The lounge is an elegant front facing room with large bay window overlooking the front garden, the original wooden floor coupled with the exquisite ornate ceiling and feature fire creates an enviable social and entertaining space. The spacious dining room is located across the hall and boasts the same favourable proportions and front aspect views. A unique feature of the room is the serving hatch giving access to the kitchen and is enclosed within a cupboard. A third versatile public room is located to the rear, with peaceful garden views making this a lovely spot to relax and unwind, with a door giving direct garden access. This room has most recently been used as a family room.



Kitchen



Stair case and stain glass window



Bedroom (Virtually Staged Image)

Virtual Furniture



Attic Room

The kitchen features a range of wall and base units, appliances are in place, light is drawn in from a large rear facing window, with doors leading into the boiler room, walk-in larder and beyond to the utility/boot rooms. The room is large enough to host a dining table and chairs for informal dining. The original servants' bell board is found above the door, with some of the bells still being in operation.

The utility room is located within a rear extension, which in turn gives access to a boot room and shower room comprising of shower enclosure, wc and hand wash basin. A stair case within the utility room leads to an upper level where the office/sixth bedroom is located. Rear access can be obtained from the utility room or the boot room.

On the first floor, the beautiful stained glass window bathes the galleried landing in light. There is a large bedroom with front aspect window and ample space for free standing furniture. The second bedroom again features a large tripart window to the front and an Aberdeen Press. There are two additional double bedrooms, both with views over the rear garden and Aberdeen Press cupboard. The larger of the two benefits further from a walk-in wardrobe. This floor is completed by a front facing single bedroom and the family bathroom comprising free standing bath, shower enclosure, wc, hand wash basin and original heated towel rail. A large attic room is located on the top and final floor. This room could be used for a variety of purposes and boasts two large walk-in cupboards.

Outside, the mature garden grounds immerse the property and gives picturesque views. The front garden is laid main to lawn with path to the front door. There is a driveway to the side which leads to a detached two car single garage with electric door. To the rear secluded garden is fully enclosed, with areas of lawn, mature planting and patio.

## Accommodation

Lounge	15'5" x 16'3"	4.7m x 4.95m
Dining room	17'5" x 19'9"	5.31m x 6.02m
Family Room	14'7" x 14'8"	4.45m x 4.47m
Kitchen	15'4" x 12'6"	4.67m x 3.81m
Bedroom	15'5" x 16'9"	4.7m x 5.11m
Bedroom	15'3" x 14'2"	4.65m x 4.32m
Bedroom	15'3" x 15'11"	4.65m x 4.85m
Bedroom	14'2" x 11'6"	4.32m x 3.51m
Bedroom	9'1" x 10'9"	2.77m x 3.28m
Office / Bedroom	7'3" x 18'10"	2.21m x 5.74m
Attic Room	30'3" x 17'10"	9.22m x 5.44m



Rear Garden



Rear Garden

# Floorplan

57 Rubislaw Den South



## Directions

From Holburn Junction travel west along Alford Place and on to Albyn Place. At the Queens Cross roundabout take the second exit on to Queens Road. At the next roundabout take the third exit on to Forest Road. Turn first left on to Rubislaw Den South and No 57 is located on the left 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. It is arguably one of the finest and most sought after addresses in Aberdeen. The property has easy access to the city centre, the business communities in the west end, as well as the Anderson Drive ring road with links to Aberdeen Airport and areas to the north and south of the city. There are excellent state schools nearby, Aberdeen Grammar School is within walking distance and there is an international school and several private schools in the area. As Scotland's third city, Aberdeen has a thriving cosmopolitan population, with a buoyant economy driven by the oil and gas industry as well as fishing and agriculture, and as such, has a wealth of leisure, recreational, cultural, entertainment, retail and health.

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

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)