



**146 Blenheim Place**  
Aberdeen AB25 2DN

**ledingham  
chalmers**  
estate agency



Lounge



## Well presented, four bedroom double upper flat

- Fantastic location
- Three spacious public rooms
- Well-appointed Kitchen
- Four well-proportioned Bedrooms
- Shower Room
- Rear Garden and on street parking

Sitting Room



Four beds.



One bathroom.



Three public rooms.

Dining room

**We are delighted to offer for sale this four bedroom, self contained traditional upper flat in a highly desirable West End location. The property is deceptively spacious with many traditional characteristic features.**

On entering the property a carpeted staircase leads to the first floor reception hall, which gives access to the spacious first floor accommodation.

The bright, well proportioned lounge with bay window is located to the front of the property, there is a traditional feature fireplace which adds to a warm and inviting atmosphere to the room.

The sitting room is a generously proportioned second public room which also enjoys a front aspect and feature fireplace. Ample space is afforded for a range of free standing furniture as desired.

The dining room is located to the rear of the property and is a perfect area for entertaining while enjoying the lovely rear garden views. There is a door leading directly into the kitchen.

The stylish kitchen has been fitted with a wide range of base and wall units with complimenting work tops and tiled splash back. There is space for a small breakfast table and there is a trap door leading down to the rear of the property.

The first double bedroom is located on the ground floor, it enjoys tranquil garden views through the large window allowing natural light to flow.

Completing the first floor accommodation is the shower room comprising large shower enclosure, wc and wash hand basin. The room has been finished with aqua panelling for convenience.



Kitchen



Bedroom



Shower Room



Bedroom

Ascending the staircase to the second floor landing there is a cupboard into the eaves allowing fantastic storage.

There are a further three well-proportioned bedrooms on the second floor, two with a front aspect and the third with a peaceful rear aspect. All bedrooms offer plentiful space for a variety of free standing furniture.

To the rear there is a well-maintained garden with communal and exclusive areas this is the perfect spot to relax and unwind.

Early viewing is essential to fully appreciate this generously proportioned property.

## Accommodation

Lounge	15'1" x 15'8"	4.6m x 4.78m
Sitting Room	16'0" x 14'8"	4.88m x 4.47m
Kitchen	6'10" x 16'1"	2.08m x 4.9m
Dining Room	11'8" x 12'1"	3.56m x 3.68m
Bedroom	12'1" x 12'9"	3.68m x 3.89m
Shower Room	5'1" x 9'1"	1.55m x 2.77m
Bedroom	16'8" x 9'7"	5.08m x 2.92m
Bedroom	13'2" x 13'1"	4.01m x 3.99m
Bedroom	12'0" x 10'6"	3.66m x 3.2m

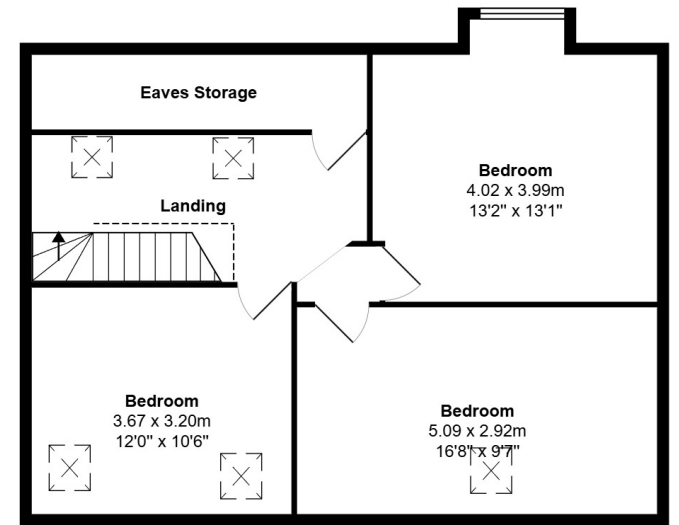
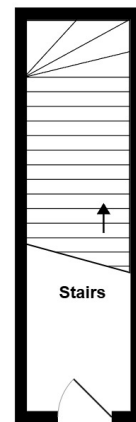
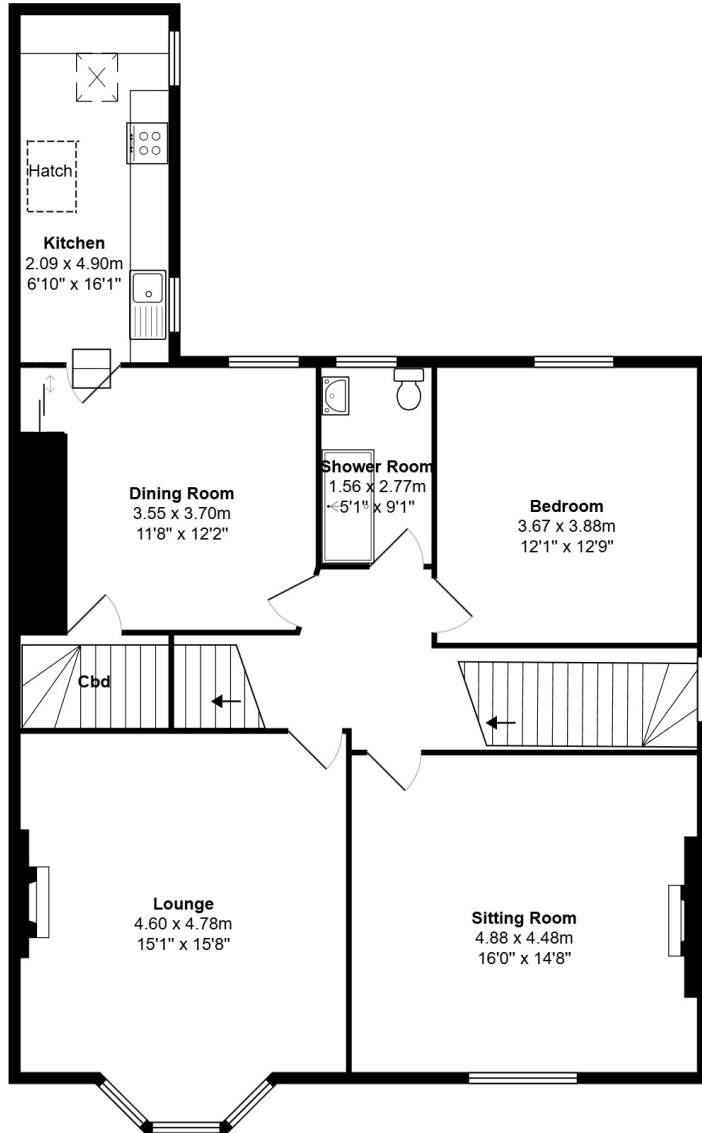
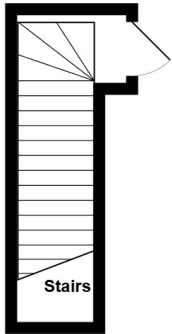


Garden



Garden

**Floorplan**  
146 Blenheim Place



## Directions

Travelling from Union Street proceed onto Alford Place, Albyn Place and at the Queens Cross roundabout exit onto Fountainhall Road. Continue a short distance along Fountainhall Road and turn right onto Desswood Place, continuing along turn right onto Blenheim Place

## Location

Blenheim Place lies in the city's west end with a wealth of cafes, shops and amenities within walking distance. Well placed for those working within the Queens Cross and Albyn areas of the city, the subjects enjoy easy access to Anderson Drive therefore to the business centres to the north and south of the city, the hospital complex at Foresterhill and Aberdeen airport. Reputable nursery, primary and secondary schools are in the area and regular public transport to many parts of the city is readily available.

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 appointment telephone 01224 646215 or 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)