



**54 Carden Place,**  
Aberdeen, AB10 1UP

**ledingham  
chalmers**  
estate agency



Bedroom/public room



Bedroom/public room

**54 Carden Place,  
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**Impressive granite home with versatile  
accommodation over three floors**

- Excellent opportunity to create a wonderful family home
- Spacious accommodation over three levels
- Three versatile public rooms
- Four double bedrooms
- Charming rear garden
- Off street parking located to the front of the property



**Five** beds.



**Two** bathrooms.



**Three** public rooms.

**We are delighted to offer for sale this deceptively spacious semi-detached property situated in a superb west end location, which following a programme of refurbishment could be transformed into a wonderful family home.**

This impressive granite home is arranged over three spacious floors offering a large open plan room ideal for a kitchen/dining and family room, three versatile public rooms, five bedrooms, two bathrooms, a useful WC and spacious attic room. Each room is full of character and charm, with original features being in abundance. Key features include original fire places, modern double glazed windows throughout and cornicing.

There is a large rear garden, which is laid mainly with lawn featuring a host of mature trees and shrubbery. There is a gate at the rear of the garden which gives lane access, it is currently inaccessible. It is believed that with the correct planning consent in place that vehicle access could be granted, making an enviable level of off street parking. To the front there is an exclusive area of garden which is laid mainly with stone chips, with mature hedging enhancing the feeling of privacy.

The property would also make a great opportunity for any businesses looking for a city centre location within a traditional granite property. It is up to the buyer to obtain the any change of use for the building from the council.

The property is only a short distance to the west from Union Street which is the main commercial and retail thoroughfare for the city, with many shops, clubs, restaurants, hotels, gyms and leisure facilities all within easy walking distance of the property. With the main Aberdeen Ring Road also being located nearby most parts of the city are within relatively easy commuting distance. Excellent local primary and secondary schooling is also available nearby, as are the numerous private schools such as St Margaret's, Albyn and Robert Gordon's.



Bedroom/public room



Open plan Kitchen/Living Room

## Accommodation and plans

Living Room	28'7" x 16'0"	8.71m x 4.88m
Kitchen area	20'3" x 16'4"	6.17m x 4.98m
WC	11'0" x 6'2"	3.35m x 1.88m
Public/bedroom	17'3" x 16'9"	5.26m x 5.11m
Public/bedroom	13'11" x 16'9"	4.24m x 5.11m
Public/bedroom	13'10" x 12'5"	4.22m x 3.79m
Bathroom	5'1" x 7'2"	1.55m x 2.18m
Public/bedroom	14'6" x 13'11"	4.42m x 4.24m
Public/bedroom	14'3" x 14'0"	4.34m x 4.27m
Public/bedroom	13'5" x 10'0"	4.09m x 3.05m
Public/bedroom	8'7" x 10'0"	2.62m x 3.05m
Bathroom	8'11" x 5'3"	2.72m x 1.6m

## Directions

From the west end of Union Street, take the right fork onto Alford Place and then take the second right onto Rubislaw Place. Turn left onto Albert Street and follow round the curve. At the traffic lights, turn left onto Carden Place.

## Location

Carden Place is situated in the sought-after West End of Aberdeen city, with the area itself having an excellent range of local amenities including shops, bars, restaurants and hotels, with a wider selection of business, leisure and recreational facilities available within the main Union Street

## Arrange a viewing

## 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.

