



103A Beaconsfield Place
Aberdeen AB15 4AD

ledingham
chalmers
estate agency



Lounge



Kitchen



Dining area

Elegant three bedroom top floor apartment with period charm

- Impressive three bedroom top floor apartment
- Traditional granite building with period features
- South facing lounge with feature fireplace
- Spacious dining kitchen with leafy outlook
- Fresh décor and new flooring throughout
- Garage, cellar and both private and shared garden areas



Three beds.



One bathroom.



One public room.

Situated within the ever popular West End of Aberdeen, we are delighted to offer for sale this impressive three bedroom top floor apartment.

Occupying the entire top floor of a traditional granite building, the property combines generous proportions with an abundance of attractive period features, including high ceilings and deep skirtings.

The property has been thoughtfully refreshed by the current owners and is presented in excellent decorative order, having been newly decorated throughout with new flooring installed. Further benefits include gas central heating, a modern boiler located within the loft space, generous private and shared outdoor areas and excellent storage.

Set back from Beaconsfield Place, the property is accessed via the front of the traditional granite building. A welcoming communal vestibule leads to the attractive staircase, with the apartment's own entrance opening into a spacious and bright hallway. Two large storage cupboards provide excellent practical storage, while the fresh modern décor and new flooring continue throughout the home.

The stunning south facing lounge is a particular highlight, enjoying exceptional proportions and two large windows overlooking the rear. Natural light floods the room, while an attractive feature fireplace with original tiled detailing provides a wonderful focal point. The room offers ample space for a range of living furniture and creates an elegant setting for both relaxing and entertaining.



Principal bedroom



Bedroom



Bedroom



Hallway

The dining kitchen is also positioned to the rear and provides another generous and sociable space. Fitted with a comprehensive range of beech effect wall and base units, the kitchen is complemented by contrasting work surfaces and tiled splashbacks. A gas hob, electric oven and extractor are integrated into the units, while a range of freestanding appliances will remain as part of the sale. Large windows maximise the pleasant leafy outlook and there is ample space for a dining table and chairs.

Returning to the hallway, there are three well proportioned double bedrooms. The principal bedroom is a particularly peaceful retreat, finished in fresh décor and complemented by new flooring. A large window fills the room with natural light, while a generous range of wardrobes provides an excellent level of storage.

The second double bedroom is similarly well presented, while the third bedroom offers excellent flexibility and could readily be utilised as a home office, dressing room or guest bedroom, depending on individual requirements. Completing the accommodation is the contemporary shower room together with a separate WC. The shower room features a striking large walk-in shower enclosure, modern tiling, WC, ceiling spotlights and a wash hand basin set within a vanity unit providing useful additional storage.

The property benefits from a substantial loft space, providing excellent additional storage and houses the modern boiler. There is also an exclusive secure cellar, offering a useful space for bicycle storage and other belongings. The property enjoys access to a large shared south-facing garden and patio area, with part of the space designated for the exclusive use of the property. The gardens provide a peaceful and private setting despite the central location. A further valuable feature is the garage which is fitted with an up and over door.

Accommodation

Lounge	15'5" x 15'9"	4.7m x 4.8m
Kitchen Diner	16'3" x 11'2"	4.95m x 3.4m
Bedroom	15'5" x 15'9"	4.7m x 4.8m
Bedroom	12'0" x 13'2"	3.66m x 4.01m
Bedroom	14'7" x 11'10"	4.45m x 3.61m
Shower room	7'6" x 9'10"	2.29m x 3m



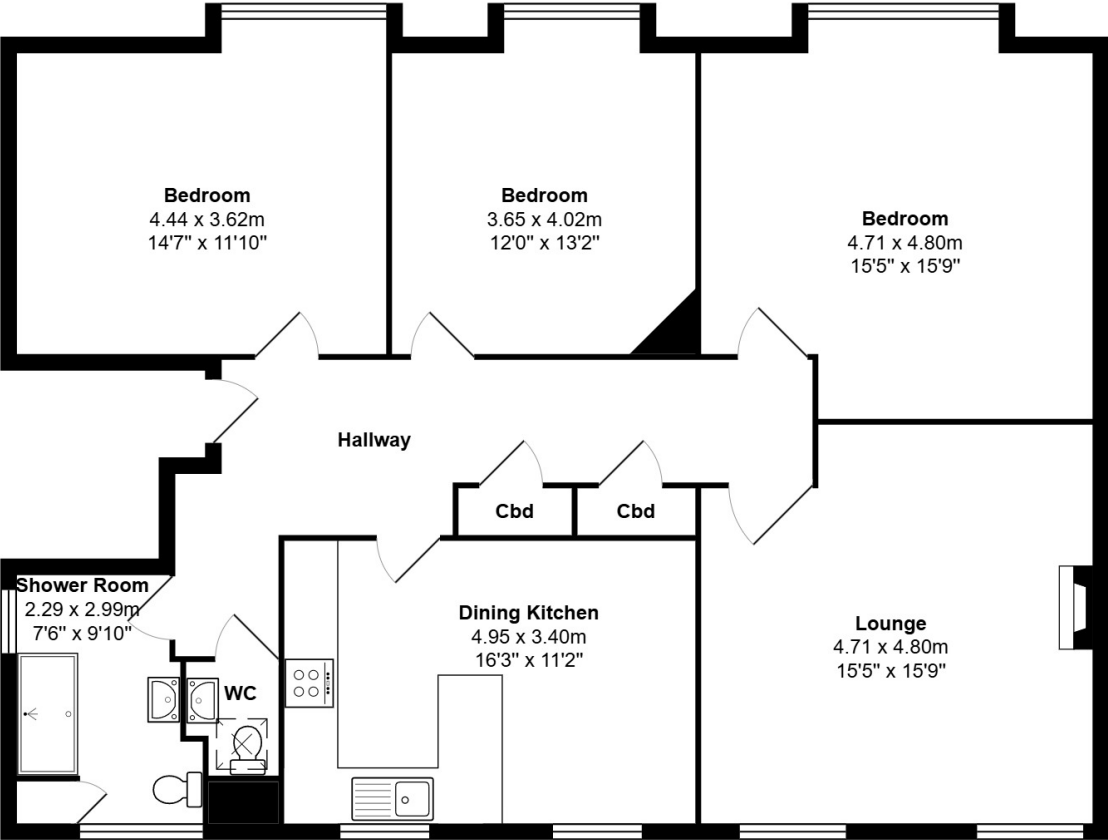
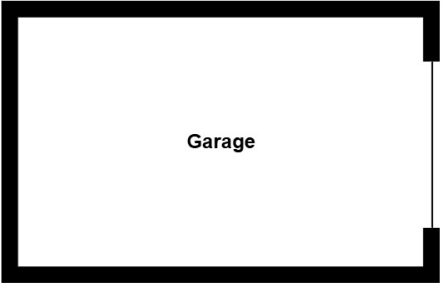
Shower room



Exterior

Floorplan

103a Beaconsfield Place



Directions

From Holburn Junction travel west along Alford Place and continue on to Albyn Place. At the Queens Cross roundabout take the second exit on to Queens Road and at the next roundabout take the third exit on to Forest Road. Turn right into Beaconsfield Place and No 103A is located some distance on the left.

Location

Beaconsfield Place is a lovely tree lined street located in the prime west end of the city. No 82 is located on the corner of Forest Road. It 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 cafe bars on Kings Gate and Queens Road. Schools serving the area are Ashley Road Primary and Aberdeen Grammar School, both with excellent reputations. There are several private schools close by including the International School at Pitfodels, approx. 10 minute drive.

Arrange a viewing

Viewing By appointment telephone 07876788637 or by arrangement with Ledingham Chalmers on 01224 632500

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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.