



1 Rockybank, Don Street,
Old Aberdeen, Aberdeen, AB24 1XP

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Lounge



Kitchen Diner



Kitchen Diner

Charming two bedroom cottage located within a picturesque setting

- Idyllic location with views over the River Don
- Beautifully maintained with charming features
- Modern kitchen and bathroom
- Spacious lounge with open fire
- Two double bedrooms with river views
- Secluded sun porch with garden access



Two beds.



One bathroom.



Two public rooms.

Situated in the heart of the historic Old Aberdeen, we are delighted to offer for sale this charming B listed cottage. Built in 1722, this cottage is one of the oldest cottages in the city.

With its picturesque setting within the striking Brig o' Balgownie conservation area, featuring Britain's oldest bridge, this lovingly maintained cottage is a rare find.

Upon entry it is instantly apparent the time and care that has gone into maintaining and upgrading the property, with attention taken to ensure traditional features are maintained or added, while ensuring it is suitable for modern day living. A great example is the traditionally designed light switches with new modern wiring throughout.

The entrance hallway is decorated in neutral decor with quality wood effect flooring, which continues throughout the ground floor to create continuity between the spaces. A large cupboard has been added below the stairs which offers excellent storage and is plumbed for a washing machine.

The dual aspect kitchen diner is fitted with a range of light grey shaker style units which hosts a range of integrated appliances including an oven, ceramic hob, extractor fan, fridge freezer and dishwasher. Under unit lighting and splash back tiling gives the room a modern and sleek finish. The room is large enough for a table and chairs, with diners enjoying views over the cobbled street. The boiler has been cleverly installed within an old fire place / chimney breast, with double doors concealing it nicely.



Sun Porch



Bathroom



Bedroom



Bedroom

Enjoying an elevated position from the road, the lounge is a great space to relax and unwind, with a striking fire place creating a warm and inviting atmosphere. Viewers will be pleased to know this chimney hasn't been capped so can be used as an open fire. There are two alcoves either side of the fire place, which has been utilised for shelving.

The sun porch is an excellent addition to this home, offering additional living accommodation if required, but would equally work well as a home office if required. This room enjoys 180 degree views over the garden, allowing for tranquil leafy views to be enjoyed from every angle. There is a door which gives direct garden access.

The bathroom is located off of the sun porch and comprises bath with shower overhead, WC, vanity unit with inset sink, mirror with built-in lights and chrome towel rail. The room is finished with extensive tiling to the walls.

Ascending the staircase to the upper floor, the landing offers a double door cupboard which is fitted with a rail to allow for easy storing of clothes. There are two double bedroom located at either side of the landing, with both enjoying breath taking views over the the River Don. The principal bedroom is further enhanced by a characterful brick feature, marking the position of the original fireplace.

Outside, the property has an exclusive garden to the rear, with original stone wall clearly showing the boundaries. There is a walk way to the side of the property which can be accessed via a locked gate. To the front there are two flower beds, with parking available directly outside the property.

Accommodation

Lounge	13'11" x 12'3"	4.24m x 3.73m
Kitchen	10'1" x 12'3"	3.07m x 3.73m
Sun room	9'0" x 5'6"	2.74m x 1.68m
Bathroom	6'5" x 5'6"	1.96m x 1.68m
Bedroom	12'6" x 12'9"	3.81m x 3.89m
Bedroom	9'3" x 12'9"	2.82m x 3.89m



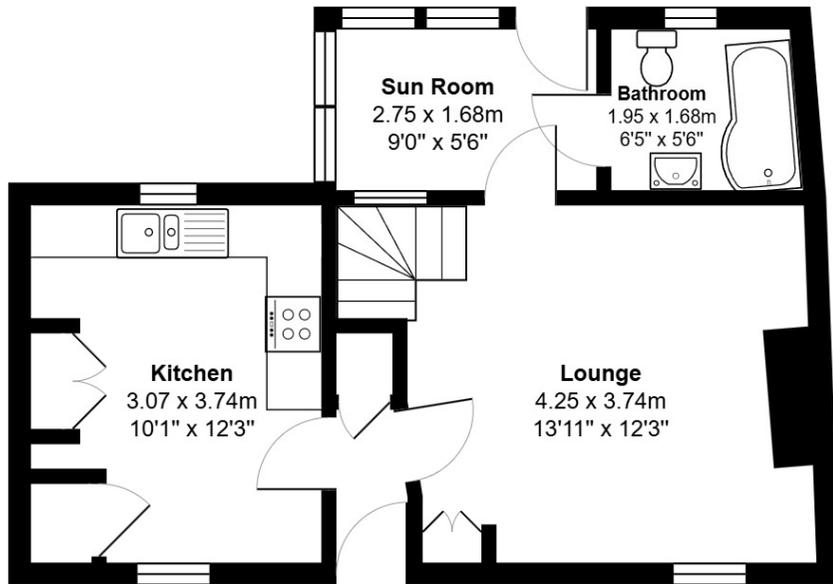
Rear Garden



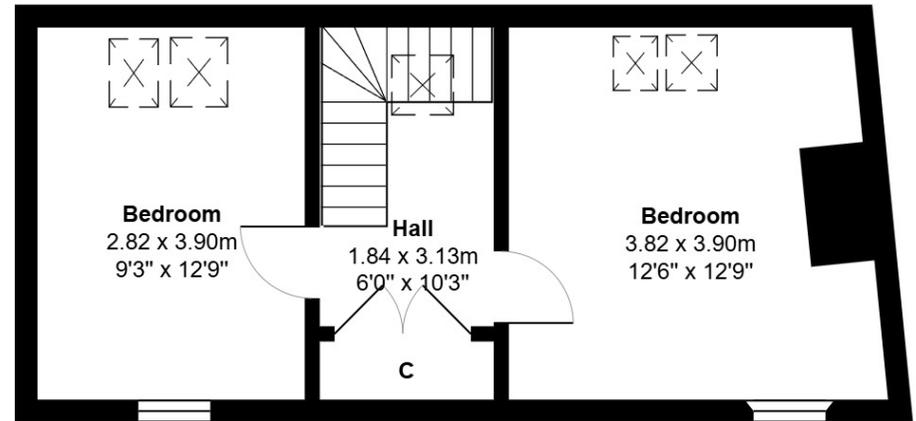
Local Area

Floorplan

Rockybank 1 Don Street



Ground Floor



First Floor

Directions

From the City Centre, travel north on King Street towards Bridge of Don, continuing straight at the St Machar roundabout. Continue on King Street turning left onto Don Street when there is a signpost for Hillhead Halls and Brig o' Balgownie. Follow the road passing the turn off to Hillhead Hall of residency with 1 Rockybank, Don Street being located some distance on the left.

Location

Old Aberdeen is mainly a conservation area, steeped in history with beautiful cobbled streets and grand town houses along with quaint cottages. The University heartland, the city centre is only a short distance away and there are many local amenities and shops nearby including Aberdeen Sport Village. Aberdeen's Beach Promenade with its coastal walks alongside a retail park, cinemas and restaurants is also nearby. Regular public transport to many parts of the city is readily available and the subjects enjoy easy access to the hospital complex at Foresterhill and to Aberdeen airport. Seaton Park with its wide open spaces and lovely riverside walks along the Don are close by, along with the Cruickshank Botanic Gardens.

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

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