



82 Beaconsfield Place,
Aberdeen, AB15 4AJ

**ledingham
chalmers**
estate agency



Kitchen/Diner/Family Room



Kitchen/Diner/Family Room



Lounge

Immaculately presented, six bedroom granite home located in one of the city's most sought after area

- Impressive detached granite family home
- Tastefully decorated with charming period features
- Open plan kitchen/family/dining room with garden access
- Spacious principal Bedroom with En Suite facilities
- Immaculate Garden to the rear with Garage access
- Envious location in the West End



Six beds.



Three bathrooms.



Three public rooms.

Enjoying a slightly elevated position we are delighted to offer for sale this immaculately presented, detached granite home with double garage, located in one of the most desirable streets in Aberdeen's prestigious West End.

Spanning three floors, this stunning family home is of great character and appeal, with a harmonious blend of striking contemporary design and immaculate period features creating a truly unique home for any discerning purchaser to enjoy. Period features include, high ceilings with intricate cornicing, panelled doors, stained glass windows which have been completely restored and a beautiful Arts & Crafts style staircase.

Upon entering the property you are immediately greeted by an attractive entrance vestibule with original mosaic tiled flooring , this then leads on to the reception hall which has a staircase leading to the upper floor.

Located off the hall is a cloakroom with stylish white suite and marble tiling.

The living room is an incredibly attractive room with a large bay window to the front filling this room with an abundance of light. The traditional fireplace enhances the homely and relaxing atmosphere of the room. The formal dining room is also positioned to the front of the property, features a traditional fireplace and offers plentiful space for a variety of furniture.

The heart of this home is sure to be the open plan family room/kitchen which has French doors leading to the garden and a range of superior kitchen units with integrated appliances and central island unit. A door in the kitchen area leads to a second working kitchen which has excellent storage and a red Aga range. A separate utility room provides ample room for laundry equipment and leads to the garden.



Dining Room



Stairwell



Bedroom



Bedroom

A lovely Arts & Crafts style staircase leads to the first floor.

Sure to impress is the principal bedroom which is awash with light from the large front facing window and an abundance of space is available for a huge variety of free standing furniture as desired. A key feature is the en suite which is exceptional in size and comprises enclosed shower, bath, wc and wash hand basin vanity. There is also dual access available from the hall.

There are three further well-proportioned double bedrooms on the first floor, one to the front and two enjoying a peaceful rear aspect. The contemporary family bathroom is also located here and is fitted with a double sink vanity, wc, walk in shower and bath.

Ascending the stairs to the second floor there is a large landing with fitted storage, two further sizeable double bedrooms and shower room comprising double sink vanity, wc and fully enclosed shower.

The fantastic fully enclosed garden is ideal for the safe play of children and pets with a large lawn area complimented by a patio ideal for al fresco dining, and a decking area beyond which provides the perfect space to relax and unwind. Another wonderful feature is the summer house which is in immaculate condition, it truly gives that indoor outdoor feel. There is also lovely horizontal cedar fencing and a discreet bin store/storage area.

The garden to the front is laid in lawn with a low granite retaining wall. The property has a large driveway with electric charging point, parking for several vehicles and a tandem double garage with rear lane access and gate leading to the garden.

Viewing is highly recommended to fully appreciate the high calibre of this superb property.

Accommodation

Lounge	17'9" x 16'6"	5.41m x 5.03m
Dining Room	14'8" x 14'9"	4.47m x 4.5m
Kitchen/Diner/Family Room	33'0" x 17'7"	10.06m x 5.36m
Preparation Kitchen	9'3" x 17'5"	2.82m x 5.31m
Utility Room	8'1" x 9'7"	2.46m x 2.92m
Bedroom	15'10" x 14'10"	4.83m x 4.52m
En suite	8'6" x 10'10"	2.59m x 3.3m
Bedroom	15'9" x 16'7"	4.8m x 5.06m
Bedroom	12'9" x 14'8"	3.89m x 4.47m
Bedroom	11'3" x 11'10"	3.43m x 3.61m
Bedroom	10'4" x 24'8"	3.15m x 7.52m
Bedroom	15'3" x 14'11"	4.65m x 4.55m



Bathroom



Garden

Floorplan



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 82 is near the corner on the left hand side.

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 arrangement with Ledingham Chalmers on 01224 632500

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.