



**31 Desswood Place,**  
Aberdeen, AB25 2EE

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen Diner



Kitchen Diner

## Impressive family home with open plan dining kitchen

- Deceptively spacious home over three levels
- Versatile accommodation offers ample versatility
- Stunning lounge with period features
- Modern kitchen with area for dining and garden access
- Four double bedrooms with two bathrooms
- Tranquil rear garden with area of patio and lawn



Four beds.



Two bathrooms.



Three public rooms.

**We are delighted to offer for sale this well presented four bedroom family home, forming part of a terrace of fine granite homes in the West End of Aberdeen.**

This property has retained many fine period features such as high corniced ceilings and panelled doors whilst being upgraded to a high standard of specification. All rooms are well proportioned and in immaculate order throughout with tasteful modern decoration and co-ordinating flooring allowing any buyer to move in with ease.

The entrance vestibule benefits from tiling to the floor and a double door cupboard with a partially glazed door into the main internal hallway, which enjoys a warm and inviting atmosphere with quality wooden flooring, useful wc and impressive sweeping staircase to the upper floors.

The spacious lounge lies to the front of the home and is a particularly attractive room with high ceiling, front aspect bay window and feature fireplace with modern stove. This is an elegant room filled with many fine period features and quality wood effect flooring. The family room is a superb secondary public space and would suit a variety of uses, making this a versatile home to suit any buyer's needs now or in the future.

Viewers are sure to be impressed by the expansive open plan dining kitchen, which offers an enviable space to entertain while being perfect for family life. The quality Neptune kitchen is impeccably finished with solid wood wall, tall and base units complemented by quality stone work surfaces. A large island is the focal point of the room and has mixed uses with built-in storage and breakfast bar. A host of integrated and free standing appliances are found throughout with an electric Range Master cooker and Belfast sink finishing off the space perfectly.



Principle Bedroom



Bedroom



Bedroom



Ensuite

The dining area makes the most of the bi-fold doors which spans the length of the rear extension, giving enviable 180 degree views over the garden. This expansive room lies on open plan with a study/multi use room with built-in storage, with a door opposite the kitchen leading to a utility room which provides additional storage and houses the laundry appliances.

The sweeping traditional staircase leads to the first floor landing which gives access to three spacious double bedrooms, with all rooms benefiting from excellent proportions, ample natural light and extensive built-in wardrobes/storage. These rooms are served by the family bathroom comprising bath, wc, vanity unit with inset sink, shower cubicle, grey heated towel rail and under floor heating. A second curved staircase leads to the second floor where a principle suite can be found. This room boasts wall to wall storage, with both built-in cupboard and wardrobe space, peaceful rear views and a stunning four piece ensuite bathroom with roll top bath.

Outside, the property has an attractive front garden which is laid mainly with stone chips with thoughtfully placed mature hedges. The rear garden is a peaceful oasis of calm and seclusion, having been landscaped to make this a space which can be enjoyed all year round with minimal fuss. Set over two levels an area of patio is accessed from the dining area and is well placed to make the most of the South facing aspect, allowing for the bi-fold doors to be opened fully to create a larger entertaining and dining space. Adjacent to the patio is an outdoor kitchen. Down a few steps, well placed flower beds border the path and artificial lawn. There is access to a rear lane by means of a gate and is accessible by only 4 properties.

The quality of finished found throughout this fine home is a rare find in such a prime location, with viewings recommended to full appreciate the standard of living this home has to offer.

## Accommodation

Living Room	17'5" x 14'9"	5.31m x 4.5m
Family Room	13'8" x 15'8"	4.17m x 4.78m
Dining Kitchen	17'6" x 21'10"	5.34m x 6.66m
Study / Mutli Use Room	12'4" x 10'2"	3.76m x 3.1m
Utility Room	7'3" x 10'5"	2.21m x 3.18m
Bedroom	16'7" x 14'9"	5.06m x 4.5m
Bedroom	13'3" x 15'8"	4.04m x 4.78m
Bedroom	12'9" x 12'0"	3.89m x 3.66m
Bathroom	11'5" x 8'7"	3.48m x 2.62m
Bedroom	16'3" x 19'2"	4.95m x 5.84m
Bathroom	7'11" x 11'8"	2.41m x 3.56m



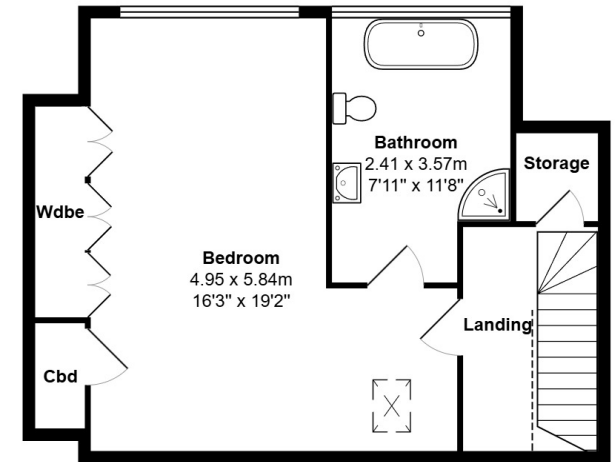
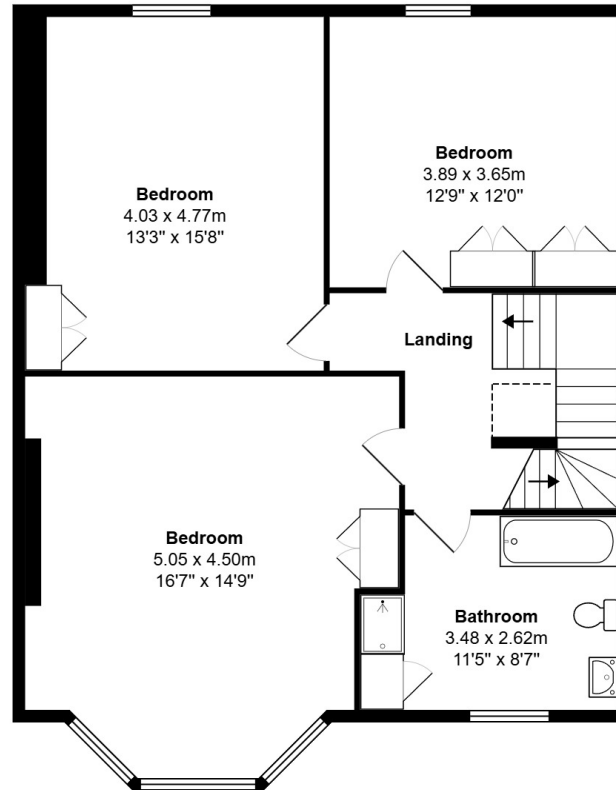
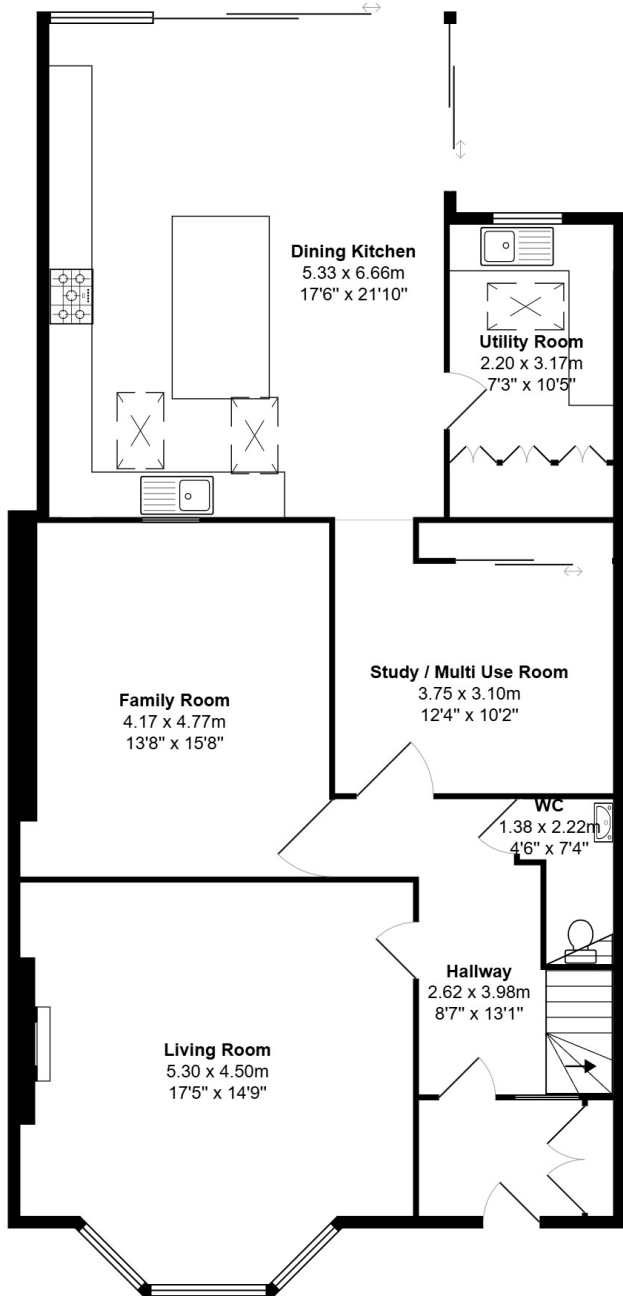
Rear Garden



Rear Garden

31 Desswod Place

# Floorplan



## Directions

From Union Street, continue on to Alford Place, then Albyn Place and take the third exit off the Queens Cross roundabout on to Fountainhall Road. Desswood Place is the second road on the right.

## Location

Desswood Place is an established and desirable residential street, situated in the heart of the city's prestigious West End. The city centre and Rosemount's boutique shops and cafes are within easy walking distance, and the business locations across the city and suburbs are within easy reach. Schooling is catered for at Mile End Primary and Aberdeen Grammar School, which are within easy walking distance.

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

## Contact us

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