



103 Desswood Place,
Aberdeen, AB15 4DP

**ledingham
chalmers**
estate agency



Lounge



Lounge

Well-presented, four bedroom, double upper apartment

- Sought after location
- Spacious accommodation throughout
- Bright Lounge with fireplace feature
- Well-appointed Kitchen
- Four Bedrooms
- Stylish decor



Dining room



Four beds.



One bathroom.



One public room.

Forming part of a terrace of fine granite homes in a prime, sought after, west end tree lined street, we are delighted to offer for sale this immaculately presented, four bedroomed double upper apartment.

Truly ready to move into and offering a wealth of adaptable accommodation in stylish decorative order throughout, the property has an exclusive area of garden and garage with workshop at the rear.

The accommodation is entered from the vestibule with staircase which then leads to the welcoming and spacious hallway.

The stunning lounge with bay window overlooking the front of the property features lovely period details and a feature fireplace further enhances the homely and relaxing atmosphere of the room.

On open plan is the dining room which in turn leads to the kitchen through an archway, making this the perfect place for dining and socialising.

The modern kitchen has been fitted with a range of base and wall units with complimenting work tops and tiled splash back. All appliances will be included within the sale.

There are two spacious double bedrooms, one to the front of the property and the other enjoying a quiet rear aspect. Both benefit from neutral decor and built in storage.

The third bedroom is a versatile space that the current owners are using as a dressing room however this would also make a perfect study or nursery.



Kitchen



Bathroom



Bedroom

Completing the accommodation on this floor is the bathroom comprising shower over bath powered by mains, WC and wash hand basin. This room has been fully tiled for convenience.

A staircase continues to the upper floor where a large landing offers the ideal working from home setup with ample floor space and velux window affording great natural light.

A further double bedroom is located on this level with access to substantial eaves storage.

The property has an exclusive area of garden as well as a shared grass area, exclusive and shared storage cellars and the added advantage of a garage with workshop.

Internal inspection is essential to fully appreciate the standard of quality and flexible accommodation on offer in a desirable location.



Bedroom

Accommodation

Lounge	14'9" x 14'0"	4.5m x 4.27m
Dining room	9'11" x 16'7"	3.02m x 5.06m
Kitchen	6'6" x 9'6"	1.98m x 2.9m
Bedroom	11'11" x 11'10"	3.63m x 3.61m
Bedroom	13'1" x 10'3"	3.99m x 3.12m
Bedroom/Study	7'3" x 7'6"	2.21m x 2.29m
Bathroom	4'9" x 8'7"	1.45m x 2.62m
Upper Hall	15'1" x 11'8"	4.6m x 3.56m
Bedroom	14'1" x 11'8"	4.29m x 3.56m
Garage	16'11" x 9'0"	5.16m x 2.74m
Workshop	14'2" x 9'0"	4.32m x 2.74m
Outhouse	5'6" x 10'10"	1.68m x 3.3m



Upper Hall



Garden

Floorplan

103 Desswood Place



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 left.

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.

Arrange a viewing

Viewing By appointment telephone 01224 479602 or 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.