



5 Hartington Road,
Aberdeen, AB10 6XT

**ledingham
chalmers**
estate agency





Entrance



Family Room/Bedroom

Virtual Furniture

Rare victorian granite home with garage on quiet street in aberdeen's west end.

- Rare central location on quiet West End Street
- Private Garage accessed via the rear lane
- Two generous reception rooms
- Three well-proportioned Bedrooms, Principal with En Suite
- Kitchen/Dining Room overlooking the garden
- Enclosed rear garden with patio, lawn and outhouse



Three beds.



Two bathrooms.



Two public rooms.

Situated on a quiet residential street in Aberdeen's desirable West End, this attractive mid-terraced Victorian property offers spacious accommodation arranged over multiple levels and benefits from a private garage.

The property offers a superb balance of period character including fireplaces and high ceilings with modern presentation, having been freshly decorated with new carpets, allowing buyers to move in with ease while enjoying a home full of charm and warmth.

The vestibule creates a welcoming entrance and adds a further layer of privacy to the home. From the vestibule viewers are then greeted to the main hallway which houses an under stair cupboard and gives access to all of the downstairs accommodation with stair case leading to the upper level.

The family room is a bright and elegant room, enhanced by a large front-facing window and an attractive feature fireplace, creating a warm and inviting focal point.

The well -appointed kitchen/dining room is located to the rear of the property and enjoys pleasant garden views, offering an excellent space for both everyday living and entertaining.

A notable additional feature is the basement level, providing excellent storage.

Located through the back hall is the modern shower room comprising walk in shower, WC, sink vanity unit and heated towel rail for convenience.



Kitchen/Diner



Bedroom



Bedroom

Free Standing Furniture

As you proceed upstairs to the first floor, the landing benefits from a convenient built-in cupboard.

Upstairs, the striking lounge is flooded with natural light through the large front facing window, and enjoys beautiful sunset views, with a feature fireplace adding to the room's character and appeal.

There are two well-proportioned double bedrooms located on this floor, both enjoy a tranquil rear aspect and allow ample space for a variety of free standing furniture.

The top floor is dedicated to an impressive principal bedroom suite, featuring a walk in wardrobe and en suite shower room, creating a private and spacious retreat.

The enclosed rear garden offers a combination of patio and lawn, ideal for outdoor dining and relaxation, while a particularly valuable feature is the private garage accessed by the rear lane - a rare advantage for properties in this central location.

A rare opportunity to acquire a characterful Victorian home with garage in one of Aberdeen's most desirable central locations. Early viewing is strongly recommended to appreciate the space and setting on offer.



En Suite

Accommodation

Entrance Hall	6'2" x 5'9"	1.88m x 1.75m
Hallway	6'2" x 13'6"	1.88m x 4.12m
Hall	2'7" x 17'9"	.79m x 5.41m
Lounge	11'8" x 15'2"	3.56m x 4.62m
Kitchen / Diner	15'2" x 15'1"	4.62m x 4.6m
Shower Room	5'6" x 8'9"	1.68m x 2.67m
Hall	18'3" x 5'3"	5.56m x 1.6m
Family Room / Bedroom	18'3" x 13'0"	5.56m x 3.96m
Bedroom	10'4" x 10'9"	3.15m x 3.28m
Bedroom	7'4" x 10'9"	2.24m x 3.28m
Bedroom	10'9" x 11'10"	3.28m x 3.61m
Ensuite	5'7" x 6'5"	1.7m x 1.96m
Walk in Wardrobe	16'10" x 5'6"	5.13m x 1.68m



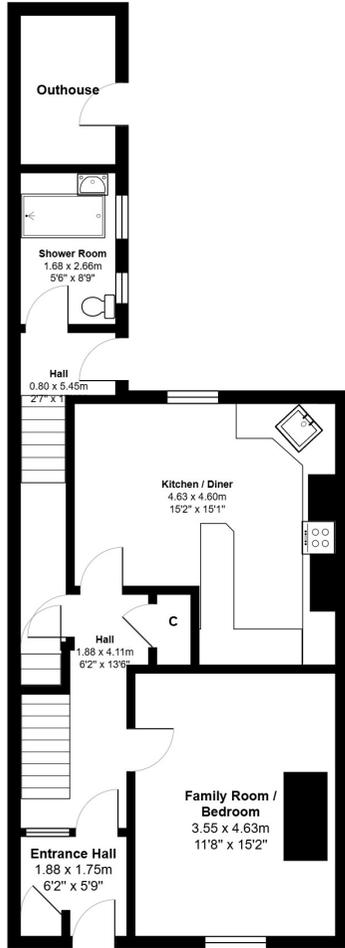
Garden Views



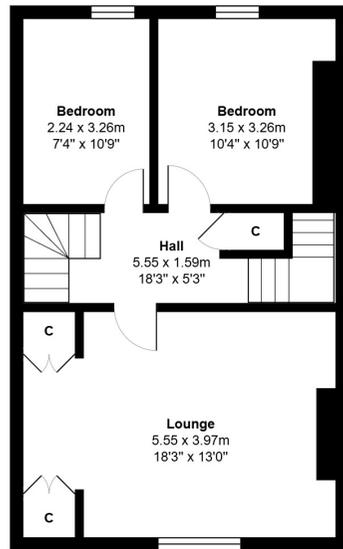
Garage

Floorplan

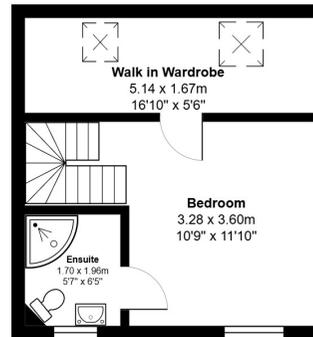
5 Hartington Road



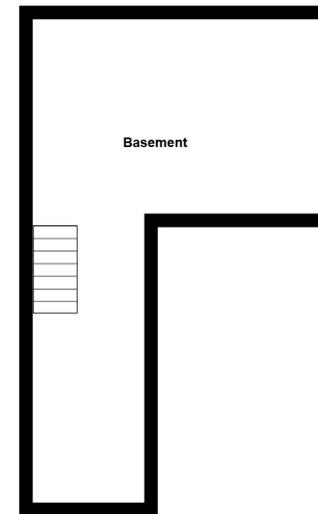
Ground Floor



First Floor

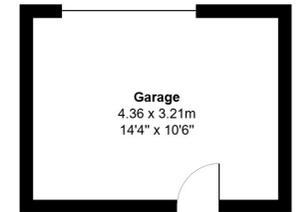


Second Floor



Basement

Basement



Garage
4.36 x 3.21m
14'4" x 10'6"

Garage

Directions

From Union Street, continue along Alford Place, then Albyn Place, and turn left at the Queens Cross roundabout onto St Swithin Street. Pass Stanley Street on the left-hand side, then turn left onto Hartington Road.

Location

Hartington Road is a one-way residential street running from St Swithin Street to Stanley Street. St Swithin Street hosts several specialist and convenience stores, with bus services operating along Union Grove and Queens Road. Both Ashley Road Primary School and Aberdeen Grammar School are within walking distance. For outdoor enthusiasts, the open spaces of Royal Deeside and Upper Donside provide a variety of leisurely or challenging outdoor pursuits.

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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