



55 Fountainhall Road,
Aberdeen AB15 4EU

Offers over **£630,000**

**ledingham
chalmers**
estate agency



Sitting Room



Dining Room



Kitchen/Diner

Immaculately presented six bedroom detached granite home in a prime west end location

- Modernised and upgraded to the highest standard
- Many period features have been retained
- Spacious accommodation located over three floors
- Sitting Room with feature front aspect bay window
- Four superb public rooms with great versatility
- South West-facing fully enclosed rear garden with single



Six beds.



Two bathrooms.



Four public rooms.

55 Fountainhall Road is an exceptional early Victorian detached granite home, situated in a sought after residential area in the west end of the city centre and within a few minutes' walk of shops, restaurants and cafes.

The property has been modernised and upgraded to a very high standard successfully combining period features with a light and modern interior which is ideal for both modern family living and formal entertaining.

Many of the fine period features have been retained and enhanced including a sweeping wooden staircase with intricate wooden bannister, decorative ceiling cornices and wonderful pitch pine panelled doors, high skirting and coloured leaded glass windows.

Upon entering, the vestibule really sets the tone for the quality of finish which can be found throughout. The striking encaustic tiles is a lovely feature, with partially glazed door with leaded colour glass gives way to the grand entrance hallway. This is an elegant and impressive space, with traditional staircase with WC below, large side aspect window with coloured glass and enhanced ceiling height.

The formal sitting room exudes many focal points, with the attractive fireplace enhancing the warm and inviting atmosphere. A large bay window, is a lovely spot for seating and fills the room with an abundance of natural light.

The dining room is positioned off the large spacious hall and faces on to the rear garden. There is an Aberdeen Press cupboard which provides additional storage space.



Sun Room



Snug Room



Hallway



Bedroom

The centrally located snug/TV room is a cosy space to relax and unwind. This room has previously been used as a kids play room, which highlights the versatility this room has to offer.

Located towards the rear the kitchen/diner is a charming space, with Duck Egg wall and base units adding a pop of colour and personality to the space. A host of integrated appliances can be found throughout and all included as part of the sale.

Leading off of the kitchen/diner is the Amdega conservatory, which offers 180 degree views over the pristine garden grounds and beyond. This space is a lovely spot to take in the tranquil views and can be enjoyed all year round. The ceiling has been thermally lined, making the room enjoyable in Winter as well as Summer. There are two double doors leading out from the conservatory which gives direct garden access, which helps to invited the outdoors in.

Ascending the sweeping traditional staircase to the upper floor, past the large coloured glass window, leads to the bright first floor landing which gives access to all of the accommodation on this level.

The principal bedroom is a magnificent room, of large proportions, which is fitting for a home of this grandeur. Tastefully decorated with co-ordinating carpeting, the level of storage space available is second to none. A large bay window enhances the elegance of the room and gives peaceful tree top views over the street.

A further two double bedrooms can be found to the rear of the property, with both enjoys lovely garden views.

A centrally located shower room, is finished to the highest of standards, with tiled flooring being enhanced by under floor heating. There is a walk-in shower enclosure, wc and hand wash basin, with side aspect window.

There is an additional bathroom comprising of wc, hand wash basin and bath. Tastefully decorated in lovely blue feature wall paper which is finishes the space off perfectly.

A concealed stair case leads to the top floor. On this level there are two sizeable bedrooms. It is worth noting one bedroom and staircase have been fitted with new wool carpeting in recent years. The rear bedroom has been fitted with wood laminate flooring.

On the top floor landing there is a host of built-in storage cupboards. Two double bedrooms are of excellent proportions, with both having large velux windows. Each room would suite a variety of uses, with this floor lending itself well as a teenage hang out away from the main body of the home or as a home office space.



Bedroom



Bedroom



Bedroom



Bedroom/Study

The attractive and easy to maintain front garden has wrought iron railings, a gate and slabbed path to the front door. Mature shrubs and planting give a heightened sense of privacy and seclusion and helps give a colourful view point for the lounge.

A gate to the left of the property gives side access to the property and beyond to the rear garden.

The large south-west facing rear walled garden is set on two levels, with the lower level being slabbed to offer a large area of patio which can be accessed from the conservatory, making it perfect for alfresco dining. There is a rotary drier located to the side.

Up a few steps to the upper level, there is a sizeable area of lawn which is bordered by mature and established flower beds which add a pop of season colour. A second sunny patio in the far right corner allows for the sun to be enjoyed throughout the day. A gate at the bottom of the garden gives rear lane access.

There is a detached double garage, with light and power. There is also a side door which can be accessed from the garden. The garage is also enhanced further by an inspection pit. It is worth noting that the roof has been replaced in recent years. Vehicle access is gained via the rear lane, via Desswood place or Carlton Place.

Resident permit parking is available immediately outside the front of the property. Up to two parking permits can be obtained from Aberdeen City Council.

Accommodation

Sitting Room	15'7" x 17'7"	4.75m x 5.36m
Dining Room	12'3" x 14'7"	3.73m x 4.45m
Snug Room	11'0" x 8'8"	3.35m x 2.64m
Kitchen/Diner	11'8" x 17'7"	3.56m x 5.36m
Sun Room	12'10" x 14'3"	3.91m x 4.34m
Bedroom	15'7" x 17'6"	4.75m x 5.34m
Bedroom	12'2" x 14'8"	3.71m x 4.47m
Bedroom	11'6" x 11'11"	3.51m x 3.63m
Bedroom/Study	8'8" x 11'6"	2.64m x 3.51m
Shower Room	6'10" x 8'5"	2.08m x 2.57m
Bedroom	20'0" x 10'0"	6.1m x 3.05m
Bedroom	14'7" x 9'9"	4.45m x 2.97m



Shower Room



Bathroom

Floorplan





Bedroom

Directions

From the west end of Union Street, travel along Albyn Place and upon arrival at the Queens Cross roundabout, take the third exit onto Fountainhall Road. Number 55 is situated a good distance ahead on the left hand side.

Location

Fountainhall Road is located in the prime west end of the city with an excellent range of amenities nearby including local speciality shops, public transport services and a range of well reputed restaurants, bars and hotels. The property is within a short walk of the Aberdeen Royal Infirmary and is also well placed for the business communities on Carden Place, Albyn Place and Queens Road.

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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