



132 Hamilton Place,
Aberdeen, AB15 5BD

**ledingham
chalmers**
estate agency



Lounge



Hallway



Family Room

A wonderful six bedroom granite family home, situated on a highly desirable street within the sought after west end.

- Extensive accommodation over three floors
- Beautiful period features found throughout
- Fantastic family room with views over the garden
- Six double bedrooms, one with ensuite
- Sizeable rear garden with large patio area
- Parking available to the front of the property



Six beds.



Three bathrooms.



Two public rooms.

We are delighted to offer for sale this immaculately presented family home, which offers spacious accommodation over three floors while boasting a secluded rear garden and off street parking.

Enjoying an enviable location within the West End of Aberdeen, the property is beautifully presented throughout, with the current owners having thoughtfully upgraded the property over recent years, while still retaining its original character and charm.

The entrance vestibule is warm and inviting with a glazed door leading seamlessly into the main hallway, with sweeping carpeted staircase giving access to the upper floors. There is a useful under stair cupboard, with floor hatch leading into the expansive basement. It is believed the basement is suitable for conversion and is currently fitted with power and light.

The living room is a striking public room, with large bay window and attractive fireplace giving an elegant yet relaxing atmosphere. There is a further public room to the rear, which consists of a family room with wood burner and dining area with charming built-in display shelving. These rooms have been combined to make an enviable entertaining and social space, with the original door from the hall to the dining room still in place.

From the dining area, viewers will undoubtedly be impressed by the vaulted ceiling of the modern kitchen, which adds a great deal of personality to the space with large velux windows filling it with light. The kitchen has been replaced in recent years and is fitted with a range of white gloss wall, tall and base units, with glass splashback giving a sleek and modern finish. A breakfast bar has a fantastic view out to the patio, with bi-fold windows which enhances the indoor outdoor feel and is superb addition for entertaining.



Dining Area



Kitchen



Kitchen



Utility Area

The quality integrated appliances are by AEG and include induction hob, extractor hood, dishwasher, wine fridge, oven, dishwasher and oven. There is a free standing American fridge freezer, which is plumbed to offer chilled filtered water. There is also a washing machine and tumble dryer found in the utility area.

To the rear of the room is utility space, which is fitted with the same units as found in the kitchen, creating a lovely sense of continuity between the two spaces. There is a door from the utility area which gives direct access to the garden with an other door in the kitchen leading to the original maids entrance. This second entrance works well for bike storage or as a boot room. There is also a great additional space found in the loft space, which is access via a hatch with pull down ladder. The ground floor accommodation is completed by the centrally placed bathroom which comprises bath, hand wash basin and WC.

Upstairs, the impressive principal bedroom boasts a striking bay windows overlooking the front of the property. With excellent proportions the room has ample space for a variety of free standing furniture as required.

There is an additional double bedroom to the front of the property, which is currently used as a fabulous dressing room with built-in wardrobes.

A further two double bedrooms are peacefully located to the rear of the property with both benefiting from excellent proportions and Aberdeen Presses.

The first floor accommodation is completed by a newly installed shower room, comprising walk-in shower enclosure, WC, vanity unit with inset sink and velux window which fills the room with light. Quality tiling can be found on the walls and floor.

The top floor is a great teenage hangout or guest's retreat, with versatile accommodation allowing for this floor to adapt and change as needed.

There a spacious double bedroom, with modern ensuite shower room comprising walk-in shower enclosure with screen, WC and wall mounted sink. This room is currently used as a whisky snug and enjoys peaceful views over the garden grounds.

There is a second good sized double bedroom, which enjoys the same peaceful garden views. The room is enhanced further by a sizeable built-in wardrobe with both shelving and drawer storage.

There is a large walk-in storage cupboard located off of the landing, which houses the hot water tank and provides an excellent level of additional storage.



Principal Bedroom



Bedroom



Staircase



Whisky snug/Bedroom

To the front, the property has a large area for off-street parking, which easily provides parking for two cars. A manicured flower bed adds a burst of seasonal colours, which complements nicely with the tree lined street.

The rear garden is a tranquil escape from busy family life. The garden is fully enclosed and benefits from a large patio area leading from the kitchen creating an excellent entertaining space, which is low maintenance. Up a few steps, the upper garden is laid with a large area of lawn with perfectly placed shrubbery, flowers and trees. A summer house is well placed to make the most of the sun and is fitted with power making it suitable for a variety of uses.

All blinds, curtains and light fittings (except the ceiling light in the front lounge) are included in the sale, together with integrated items in the kitchen: 2 x single ovens, hob, dishwasher, washing machine and tumble dryer. The wardrobe in the back bedroom will also be included.

Accommodation

Living room	16'0" x 17'10"	4.88m x 5.44m
Family room	14'1" x 17'7"	4.29m x 5.36m
Dining area	10'10" x 13'2"	3.3m x 4.01m
Kitchen	9'7" x 27'10"	2.92m x 8.49m
Primary bedroom	15'4" x 18'9"	4.67m x 5.72m
Bedroom	12'5" x 14'6"	3.79m x 4.42m
Bedroom	12'7" x 14'6"	3.84m x 4.42m
Bedroom/dressing room	8'7" x 10'2"	2.62m x 3.1m
Bedroom	13'5" x 24'4"	4.09m x 7.42m
Bedroom	15'1" x 10'5"	4.6m x 3.18m
Storage	6'8" x 6'4"	2.03m x 1.93m



Whisky snug/Bedroom



Bedroom

Floorplan



GROSS INTERNAL AREA
TOTAL: 2,782 sq ft
GROUND FLOOR: 1,286 sq ft, FIRST FLOOR: 967 sq ft, SECOND FLOOR: 529 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Rear Garden

Directions

Place. At the Queens Cross roundabout, take the third exit onto Fountainhall Road, then the third turn on the left onto Hamilton Place. Number 132 is located some distance on the right.

Location

Hamilton Place is a pleasant, wide, tree lined street and is ideally situated for access to the City centre, the A.R.I and local shopping amenities in Rosemount. The property is within the catchment area of Mile End Primary School and Aberdeen Grammar School whilst a choice of private schools are nearby including Albyn, St. Margaret's and Robert Gordon's.

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 appointment text **07805694830** or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Rear Garden

