



34 Albert Terrace,
Aberdeen, AB10 1XY

**ledingham
chalmers**
estate agency



Dining room



Lounge



Family room

Three bedroom terraced dwellinghouse with garage

- Bright and airy family accommodation spanning two floors
- Enclosed Garden to rear
- Single Garage providing off street parking
- Three generous Double Bedrooms
- Kitchen / Diner with appliances included
- Traditional Lounge and Dining Room



Three beds.



Two bathrooms.



Three public rooms.

We are delighted to present this charming and spacious three-bedroom granite terraced dwellinghouse, ideally located in the highly sought-after residential area of Albert Terrace, in the heart of Aberdeen's West End.

Sympathetically upgraded and modernised over the last few years, many of the fine period features have been preserved to an exceptional standard including the original natural wood floorboards, internal doors and finishing, detailed plaster work, cornicing, high ceilings, and majority of the rooms feature the original carved mantle pieces with restored Victorian cast iron insets and hearths. This elegant granite property offers generous and versatile living accommodation across multiple levels, blending classic period features with modern comforts.

Accommodation comprises:

A bright and welcoming lounge with large sash windows, ornate cornicing, and a feature fireplace, perfect for relaxing or entertaining.

A formal dining room ideal for family meals or hosting guests, featuring traditional detailing and ample natural light.

A spacious family room with feature fireplace.

A well-appointed kitchen/diner, fully fitted with a range of quality units and integrated appliances, offering space for casual dining and everyday living.

A practical utility room, providing additional storage and laundry facilities. A door provides access out to the rear garden.



Kitchen / Breakfast Room



Bedroom



Ensuite

Three generously sized bedrooms, each offering flexibility for family living, home working or guest accommodation.

A stylish family bathroom and en suite shower room, along with additional WC facilities for convenience.

Externally, the property enjoys a private garden to the rear, perfect for outdoor relaxation or entertaining during the warmer months. There is also the benefit of a garage, providing secure parking or further storage space.

Albert Terrace is a quiet, tree-lined street within easy walking distance of Aberdeen city centre, excellent schools, local amenities, and public transport links.

This is a rare opportunity to acquire a substantial family home in one of Aberdeen's most desirable addresses. Early viewing is highly recommended.



Bedroom

Accommodation

Lounge	16'8" x 14'9"	5.08m x 4.5m
Dining room	15'9" x 14'9"	4.8m x 4.5m
Kitchen/Breakfast Room	15'3" x 13'8"	4.65m x 4.17m
Family room	13'1" x 13'8"	3.99m x 4.17m
WC	9'0" x 6'8"	2.74m x 2.03m
Utility Room	6'4" x 12'10"	1.93m x 3.91m
Bedroom	13'7" x 13'9"	4.14m x 4.19m
Bedroom	13'7" x 14'9"	4.14m x 4.5m
Bedroom	13'0" x 12'9"	3.96m x 3.89m
Bathroom	13'7" x 12'4"	4.14m x 3.76m
Ensuite	7'11" x 7'4"	2.41m x 2.24m
Hallway	7'11" x 14'8"	2.41m x 4.47m



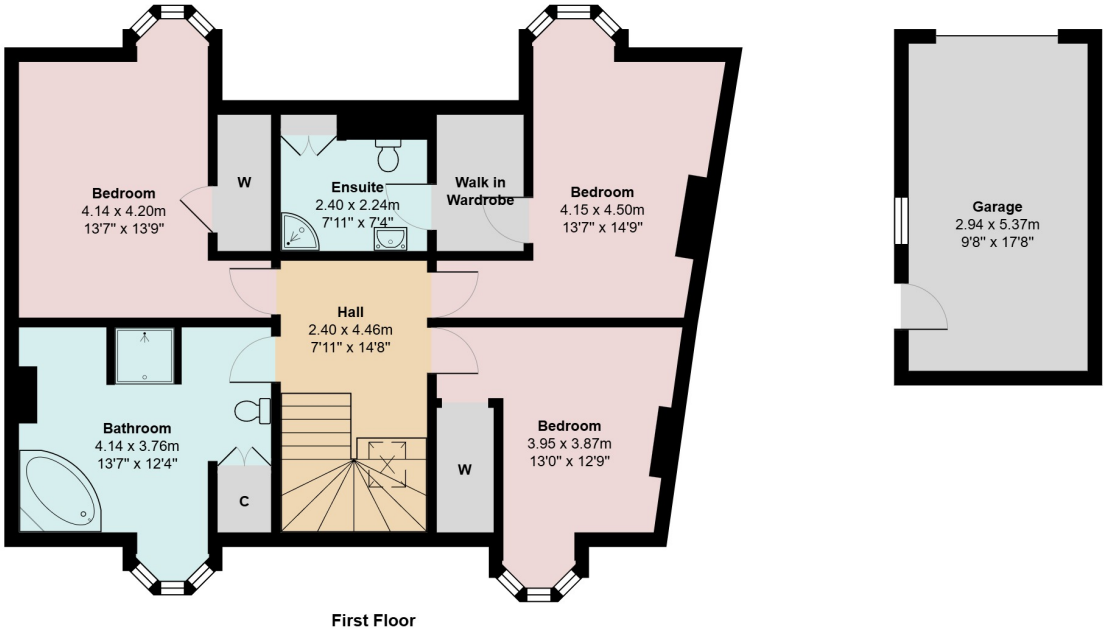
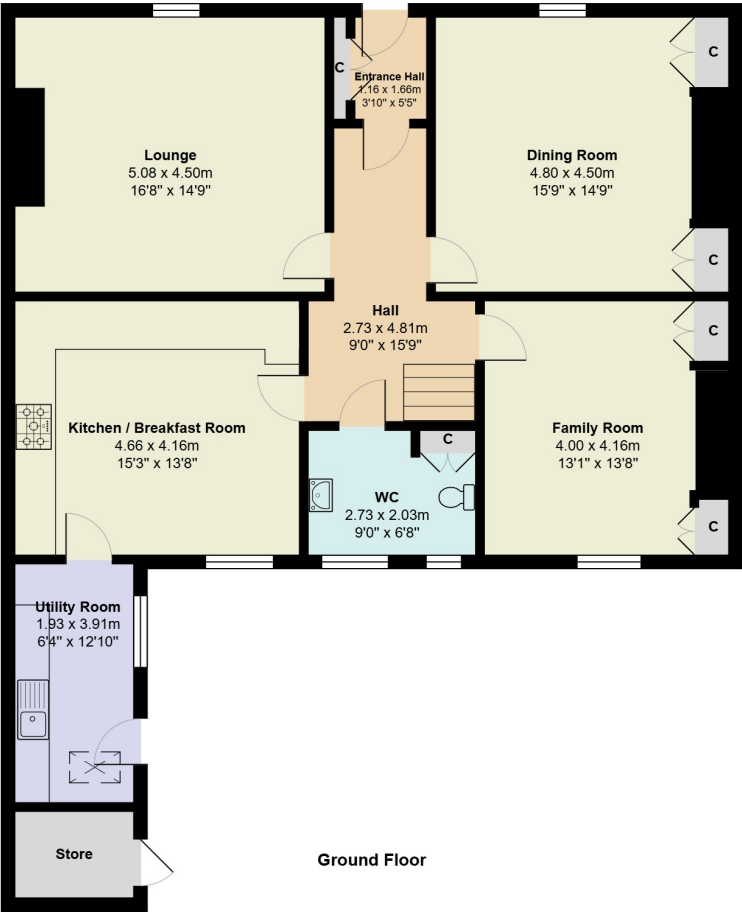
Bathroom



Rear Garden

Floorplan

34 Albert Terrace



Directions

From Union Street, exit onto Alford Place and take a right onto Victoria Street then left into Waverly Place. A short distance along, Albert Terrace is on the left hand side.

Location

Albert Terrace is a delightful cobbled street forming part of a Conservation Area within easy distance of the City Centre. The property is well placed for an array of speciality shops in Thistle Street, Rose Street and Chapel Street. Albert Terrace is also conveniently located for those working in the offices on Carden Place, Albyn Place and Queen's Road. The Schools serving the area include Ashley Road Primary School and Aberdeen Grammar School, whilst Robert Gordons College, St. Margarets School for Girls and Albyn School are all within walking distance.

Arrange a viewing

Viewing 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.