



**20 Desswood Place,**  
Aberdeen, AB25 2DH

**ledingham  
chalmers**  
estate agency





## Impressive five bedroom semi-detached dwellinghouse

- Three fantastic Public Rooms on the ground floor
- Modern Kitchen with a range of quality appliances
- Five generous sized Bedrooms
- Two stylish Bathrooms, one on each level
- Beautifully maintained Gardens to front and rear
- Ample on street parking available

Vestibule



**Five** beds.



**Two** bathrooms.



**Three** public rooms.

Lounge

**Enjoying a prime position in a highly desirable, tree-lined street in the West End of Aberdeen, this impressive semi-detached granite dwelling house is set back and elevated from the road by an attractive south-facing front garden.**

Providing spacious and elegant accommodation over three floors, the property has been very well maintained with modern touches that blend beautifully with its period character. The property boasts many fine Victorian features including the original stone fireplace, mosaic tiles, high ceilings, ornate cornicing, ceiling roses, deep skirtings, dado rails and pitch pine doors. The property also enjoys the benefits of full fibre broadband, a modern alarm system and a Hive heating system.

This beautiful home is entered into a welcoming entrance vestibule which is decorated in fresh white tones with white woodwork, enjoying the mosaic floor tiling. From there, the sizeable hall gives access to the lower level living accommodation and is home to the stairwell to the upper floor which is carpeted and boasts an elegant balustrade.

A generous lounge to the front of the home features an attractive large bay window and original Victorian fireplace which provides a delightful focal point to the room. Traditional features are in abundance here with high ceilings, high skirtings and ceiling cornicing, with two recessed alcoves.



Lounge



Family Room



Shower Room

With a large bay window allowing peaceful views across the rear garden, the family room is also generous in size, making for an ideal family room or snug as required.

The light and airy dining room is laid with wooden flooring, complimented by the modern white decor and allows ample space for a large dining table and chairs, ideal for those who love to host and entertain.

A door provides direct access into the modern kitchen which is located to the rear and is fitted with an excellent range of white gloss wall and base units, with a host of integrated and freestanding appliances. The room is filled with natural light by the dual aspect and velux sky light and there are two doors providing side and direct garden access.

The sleek shower room completes the ground floor accommodation and is fitted with a walk-in shower cubicle, WC, wash hand basin set into stylish vanity unit, chrome ladder heated towel rail and finished with modern tiling to the walls and spotlights.



Dining Room

Ascending the staircase to the first floor, you will find four bedrooms and the family bathroom. The principal bedroom is truly stunning, boasting an abundance of space for freestanding furniture, an elevated beautiful bay window flooding the room with natural light, and traditional high skirtings and ornate ceiling cornicing adding an elegant atmosphere.

A further generously sized double bedroom is found on this floor, which overlooks the rear of the property. Awash with natural light from the large window, this room boasts generous proportions allowing space for a range of bedroom furniture.

There are two further good sized bedrooms located on this floor which are freshly decorated in neutral tones and are versatile in nature, with one of the rooms having most recently been used as a home office but would also be an excellent children's bedroom, playroom or nursery.

The family bathroom comprises bath with shower over, WC, bidet, wash hand basin set into vanity with cupboard storage, chrome ladder heated towel rail and finished with tiles to the walls.



Kitchen



Bedroom



A further staircase leads you to the top floor where you find the fifth bedroom which is a fantastic size, decorated in neutral tones with quality carpeting and a large velux window allows magnificent views across Aberdeen.

Externally, the property is set back from the road with lawn, mature shrubs and a range of plants providing colour throughout the year. The sheltered, fully enclosed walled rear garden provides a high degree of privacy and a safe area for children and pets to play. The garden is laid in lawn with attractive borders stocked with colourful shrubs, trees and plants and there is a fabulous patio, ideal for outdoor entertaining.

This beautiful property is a rare find in such a prime location, with viewing recommended to fully appreciate the standard of accommodation on offer.

Bedroom



Bedroom

## Accommodation

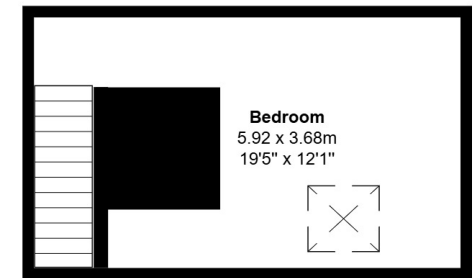
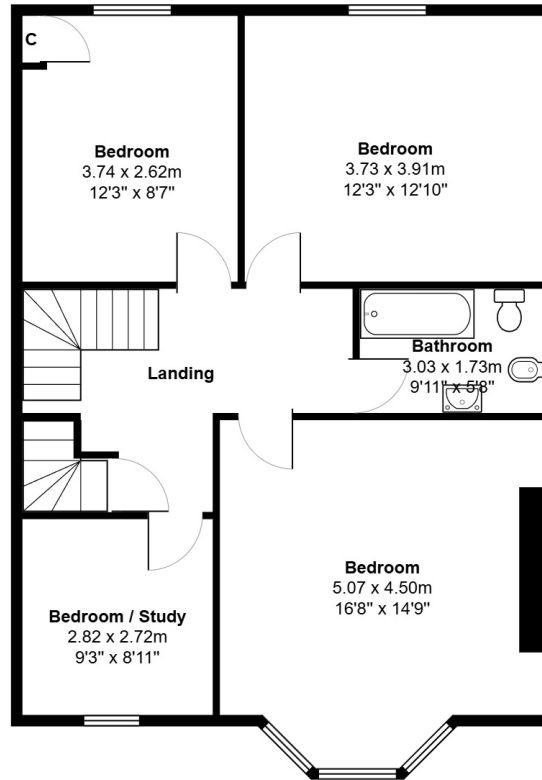
Lounge	19'0" x 14'9"	5.79m x 4.5m
Shower Room	8'2" x 4'5"	2.49m x 1.35m
Family Room	12'1" x 11'3"	3.68m x 3.43m
Dining Room	15'1" x 11'3"	4.6m x 3.43m
Kitchen	9'5" x 19'9"	2.87m x 6.02m
Bedroom	16'8" x 14'9"	5.08m x 4.5m
Bedroom	12'3" x 12'10"	3.73m x 3.91m
Bedroom	12'3" x 8'7"	3.73m x 2.62m
Bedroom / Study	9'3" x 8'11"	2.82m x 2.72m
Bedroom	19'5" x 12'1"	5.92m x 3.68m
Bathroom	9'11" x 5'8"	3.02m x 1.73m



Bathroom



Bedroom





Rear Garden

## 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 as are Albyn School, St. Margaret's & Robert Gordon's College.

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

## Contact us

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Rear Garden